

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that PHOENIX PROPERTY SERVICES LLC

Located At 144 HUTCHINS DR

Job ID: 2011-10-2520-NEWCOM

CBL: 240-A-004-001

has permission to Construct a 105' x 65' Maintenance Building and 38' x 48' 3-sided Salt Shed
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured
before this building or part thereof is lathed or otherwise
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner
before this building or part thereof is occupied. If a
certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 12/19/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Location: 144 HUTCHINS DR

CBL: 240 A004001

Issued To: Phoenix Property Services Llc

Issued Date: 11/29/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201111430 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

105' x 65' Maintenance Building
38' x 48' 3-sided Salt Storage

APPROVED OCCUPANCY

USE GROUP F-1
USE GROUP S
TYPE 5B
IBC 2009

LIMITING CONDITIONS: NONE

Approved:

Inspector

Inspection Division Director

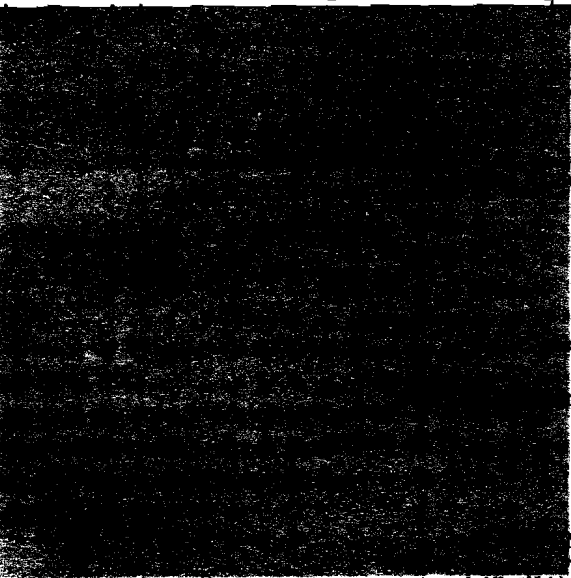
Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2520-NEWCOM	Date Applied: 10/18/2011	CBL: 240- A-004-001	
Location of Construction: 144 HUTCHINS DR	Owner Name: Phoenix Property Services LLC	Owner Address: PO Box 759, Saco, ME 04072	Phone: 571-3061
Business Name: Phoenix Property Services	Contractor Name: Portland Builders, Inc.	Contractor Address: 85 York Street, suite 3, Portland, ME 04101	Phone: 879-0118
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-M
Past Use: Vacant Land	Proposed Use: Construction of a 64'93/4"x108' building for commercial property maintenance - repair of their equipment and storage of salt (sep 3-sided bldg.) and other maintenance items	Cost of Work: \$400,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>FMS</i> Type: <i>IBC 2009</i> Signature: <i>JMB</i>
Proposed Project:		Signature: <i>Capt. Poirer 11/15/11</i>	<i>12/19/11</i>
Permit Taken:		Pedestrian Activities District (P.A.D.)	
		Zoning Approval	

1. This permit is for the use of the property as described in the application. The applicant certifies that the information provided is true and correct. If the permit is issued, the applicant agrees to comply with all applicable laws and regulations.
2. Building within sight of a street or highway. The applicant certifies that the building is not a hazard to the public safety.
3. Building within sight of a street or highway. The applicant certifies that the building is not a hazard to the public safety.



Permit or Reviews	Zoning Appeal	Historic Preservation
	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>11/15/11</i>	Date:	Date: <i>[Signature]</i>

CERTIFICATION

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

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

4' OC V 2. Bar site OK as per plan CF 9:15
12/28/11

2-7-12 DWM Footings Salt Shed 80% OK will provide survey +
SI report

3-22-12 DWM Gary 314-6755 under slab plumb OK

5-7-12 DWM Plumbing OK

5-31-12 DWM close-in OK pending revised floor plan

7-31-12 DWM/BKL/Lt Wallace Josh 838-0834 Final Provide:
Special inspection reports for both buildings, ~~Brick Span~~ See conditions
of approval Buildings #s 2, 3, 4, 5, 6, 9 + Fire 4, 6, Address.
Elec Fail

11-29-12 DWM/BKL/Lt Wallace Bill Elec fail, Bldg fail,
survey.
Fire OK. ~~Need conditions~~

DWM OK TO Final

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete, salt shed soil preparation or footing

Periodic Rebar Inspections

Underground Plumbing and Electrical Installation

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2520-NEWCOM

Located At: 144 HUTCHINS DR

CBL: 240- A-004-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This I-M zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Stamped plans shall be submitted for the BriteSpan building design.
3. The specifications of the fabric membrane, including flame characteristics shall be submitted for review.
4. A certificate of compliance is required from the BriteSpan Building Systems fabricator, their affiliates or the EOR indicating the work is in compliance with the approved construction documents.
5. Special Inspections or a sealed compliance letter indicating approval of the erection and anchoring specifications shall be submitted prior to issuance of the Certificate of Occupancy.
6. Special inspection reports shall be submitted to this office on a periodic basis. Inspections of the Salt Shed soil preparation and foundation system are required. 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.
7. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
8. Ventilation of this space is required per ASRAE 62.1, 2007 edition.

9. Com Check Certificate of Compliance Required

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. As-built documents shall be submitted in pdf to the Building Inspections Office upon completion of job.
5. All smoke detectors and smoke alarms shall be photoelectric.
6. Fire extinguishers are required per NFPA 10.
7. Two means of egress are required from every story. "MRSA Title 25 § 2453"
8. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
9. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
10. Any cutting and welding done will require a Hot Work Permit from Fire Department.
11. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
12. A single source supplier should be used for all through penetrations.

Jeanie Bourke - 144 Hutchins Drive - Phoenix Property Maintenance Facility

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 12/6/2011 12:45 PM
Subject: 144 Hutchins Drive - Phoenix Property Maintenance Facility
CC: Wiar, Shukria

Hi all, this project, site plan #2011-286, the Phoenix Property Maintenance Facility located at 144 Hutchins Drive, meets minimum DRC site plan requirements for the issuance of the building permit.

Contact me with any questions. Thanks.

Phil

Entered PDF

General Building Permit Application



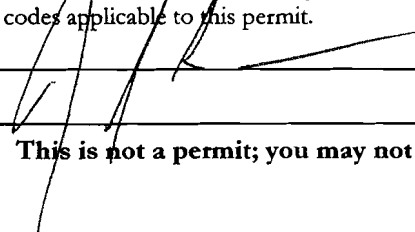
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>144 Hutchins Road</u>		
Total Square Footage of Proposed Structure/Area <u>6,825 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>240 A 4</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Phoenix Property Services LLC</u> Address <u>PO Box 759</u> City, State & Zip <u>Saco, ME 04072</u>	Telephone: <u>571-3061</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>360,200</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>3,707</u>
Current legal use (i.e. single family) <u>vacant</u> If vacant, what was the previous use? <u>vacant</u> Proposed Specific use: <u>Warehouse Storage</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Construction of a 6,825 SF Industrial Building</u>		RECEIVED OCT 18 2011 Dept. of Building Inspections City of Portland Maine
Contractor's name: <u>Portland Builders, Inc.</u> Address: <u>85 York Street, Suite 3</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>879-0118</u> Who should we contact when the permit is ready: <u>Josh Cushman</u> Telephone: <u>838-0834</u> Mailing address: <u>PO Box 4902, Portland ME 04112</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.

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:  Date: 10-17-11

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

Applicant: Phoenix Property Services.

Date: 7/1/11

Address: 144 Hutchins Dr.

C-B-L: 240-A-004

CHECK-LIST AGAINST ZONING ORDINANCE

Level II Site Plan - 2011-286

Date - Vacant land.

Zone Location - IM

Interior or corner lot -

Proposed Use/Work - 7,000 sq ft $64'9\frac{3}{4}'' \times 108' = 7,000\text{ sq ft}$ commercial property management, commercial maintenance building, 2,400 sq ft salt shed parking repair service & warehousing/distribution "Phoenix Management" salt shed parking

Severage Disposal - public

Lot Street Frontage - 60' min. - 235' on subdivision (OK)

Front Yard - one foot each foot of building height - 25' + show

Rear Yard - one foot each foot of building height - max 25' - site plan shows 25' setback - yes

Side Yard - one foot for each foot of building height up to 25' - site plan shows 25' setback 22'

Projections - N/A

Width of Lot - N/A

Height - 75' max. - showing 19' 7 5/8" to peak.

Lot Area - no requirement. - 94,290 sq ft area. 94,002 in their CALCS

Lot Coverage Impervious Surface - 75% = 70,567.5. - 31.7% given ~~27,800 sq ft~~ 29,158 = 31% 94,090

Area per Family - N/A

Off-street Parking - 14 - 332 (1) floor area over 3,000 sq ft - 1 space for each 1,000 sq ft 6,957 ÷ 1000 = 7 spaces. - 14 spc show

Loading Bays - N/A

Site Plan - Level II - 2011-286

Shoreland Zoning/Stream Protection - N/A.

Flood Plains - panel 12 - zone X

* pavement setback from boundaries - 10' - shown on site plan



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Director of Planning and Urban Development
Penny St. Louis

October 18, 2011

Phoenix Property Services
Attention: Aaron Bateman
PO Box 759
Saco, ME 04072

Attar Engineering, Inc.
Attention: Kenneth A. Woods, PE
1284 State Road
Eliot, ME 03903

Project Name:	144 Hutchins Drive; Maintenance Facility	Project ID:	2011-286
Address:	144 Hutchins Drive	CBL:	240- A-004-001
Applicant:	Phoenix Property Services		
Planner:	Shukria Wiar		

Dear Mr. Bateman:

On October 17, 2011, the Planning Authority approved a Level II site plan application for maintenance facility, salt shed and site improvements at 144 Hutchins Drive as submitted by Christopher Stairs of Attar Engineering, Inc. and shown on the approved plan prepared by Attar Engineering, Inc. with a revision date of 10.17.2011 with the following conditions:

1. The applicant shall contribute \$5,000 to the City in lieu of constructing the required 5 foot wide bituminous asphalt sidewalk on the proposal site. The contribution shall be made prior to the issuance of a building permit, and be used by the City to construct sidewalk/curbing along Hutchins Drive in the vicinity of the project; and
2. The applicant shall provide the status of the registration with MaineDEP Rule Chapter 574; all documentation shall be forwarded to the Planning Division prior to the issuance of a building permit; and
3. A Landscaping Plan shall be submitted, addressing the City Arborist memorandum dated 10.06.2011 for review and approval by the City Arborist and the Planning Authority prior to the issuance of a building permit; and
4. The approved retaining wall require engineered drawing to be reviewed and approved by the Inspections Division and Planning Authority prior to the issuance of building permit; and
5. The applicant shall submit utility capacity letters for water and wastewater prior to the issuance of building permit.
6. A revised photometric plan will be submitted for review and approval by the Planning Authority prior to the issuance of a building permit; the proposed lighting fixture at the entrance shall include house-side shield to meet the standard for illuminations.

7. If the applicant or all assigns intends to keep exposed stockpiles of loam, compost, etc. on site, either in the present or in the future, an Operation and Maintenance Plan shall be submitted to specify of how the exposed stockpiles would be managed to prevent erosion; and
8. The applicant and all assigns, must comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction storm water management plan and sediment & erosion control plan based on our standards and state guidelines.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Jeff Tarling memo dated 10.06.2011
2. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development Department
Alexander Jaegerman, Division Director, Planning
Barbara Barhydt, Development Review Services Manager, Planning
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Plan Reviewer, Inspections Division
Lannie Dobson, Administration, Inspections Division
Michael Bobinsky, Director, Public Services
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Jane Ward, Administration, Public Services
Capt. Keith Gautreau, Fire Department
Jeff Tarling, City Arborist, Public Services
~~Tom Errico, P.E., T.Y. Lin Associates~~
David Senus, P.E., Woodard & Curran
Assessor's Office
Approval Letter File

Comments
Submitted

8/24/11

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 2011-286 **Application Date:** 6/21/2011 12:00:00
CBL: 240-a-4 AM
Project Name: Hutchins Drive Maintenance Facility
Address: 144 Hutchins Drive

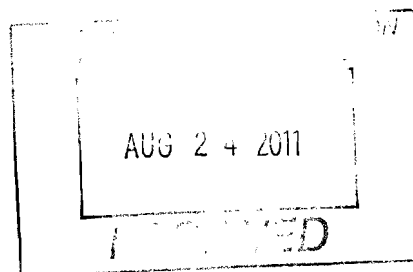
Project Description: Maintenance Facility Building
Zoning: IM
Other Reviews Required:
Review Type: Level II

revised plan
NEAR wetlands?
Salt Shed - ok per
Zoning

Distribution List:

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

Final Comments needed by: August 31, 2011



Ann Machado, Zoning Specialist

July 6, 2011

This property is located in the I-M Zone. This is the initial site plan submittal. In order to complete my review I need more information. Some of the information submitted was also inaccurate.

1. I have a question about the total impervious surface on the site. The Project Data Sheet on the application gives the Proposed Total Paved Area as 21,658 sf. It gives the Proposed Total Impervious Area as 30,234 sf. Where does this calculation come from? The Proposed Building Footprint is 9,400 sf. If you add that to the Proposed Total Paved area the amount is 31,058 sf. Also on the site plan the maximum impervious surface ration gives the figure as 29,800 sf. I need to know what the Total Proposed Impervious Surface is.
2. I need more detail on exactly what the proposed use is. The Project Summary states that the use is a combination of repair services and warehousing and distribution. These are both permitted uses but I would like more information on exactly what is being repaired and what is being warehoused.
3. The zoning assessment on the site plan states that the maximum front yard is 25'. There is not a maximum front yard setback. There is a minimum setback based on the height of the building. The building must be set back one foot for each one foot of building height. We were not given elevation plans, so I cannot determine what the front yard setback should be so I don't know if it is being met.
4. To determine the parking requirement I need floor plans of the maintenance facility. Is there any office space within the building or is it all "industrial" space? Is there more than one floor? The required parking calculation on the site plan says 8,000 sf of industrial space but the footprint of the building is 7,000 sf.

144 Hutchins Drive - #240-A-004 - #2011-286

9/8/2011

I have reviewed the most recent submittal of 8/25/2011. The information submitted shows that the applicant meets the I-M Zoning requirements.

Separate building permits are required for construction. Separate permits are required for any new signage.

Please note that any HVAC systems will be required to meet the maximum noise allowances of the I-M zone. This office will require catalogue cuts showing the number of dBAs that will emanate from the specific units at the time of permit application.

Marge Schmuckal

Zoning Administrator

Ann Machado, Zoning Specialist

new upload in e plan on 8/25/11

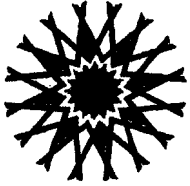
July 6, 2011

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received later

floor plans look open



ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

FILE COPY

input on 8/25/11
in e-plan

Shukria Wiar, Planner
City of Portland
389 Congress St.
Portland, Maine 04101

August 3, 2011
Project No.: C010-11

**RE: Hutchins Drive Maintenance Facility
Hutchins Drive, Portland, ME
Response to comments**

Dear Ms. Wiar:

I have attached a revised plan set and Stormwater Management Plan for the referenced project in response to comments provided by the city (letter dated July 11, 2011). The following items have been addressed (format and numbering is consistent with the city's review letter, our responses are in bold):

A. Zoning:

1. Please clarify the total impervious surface on the site. The Project Data Sheet on the application gives the Proposed Total Paved Area as 21,658 sf. It gives the Proposed Total Impervious Area as 30,234 sf. Where does this calculation come from? The Proposed Building Footprint is 9,400 sf. If you add that to the Proposed Total Paved area the amount is 31,058 sf. Also on the site plan the maximum impervious surface ration gives the figure as 29,800 sf. What the Total Proposed Impervious Surface is?

See General Note 3 for site impervious area. Total impervious area is 29,751 SF, which may vary from General Note 3 due to paving within the Right-of-Way.

2. More detail on exactly what the proposed use is for the site. The Project Summary states that the use is a combination of repair services and warehousing and distribution. These are both permitted uses but more information on exactly what is being repaired and what is being warehoused is needed.

A detailed description of the use and hours of operation has been provided in General Note 2.

*Maintenance Bldg for Phoenix M...
mt*

3. The zoning assessment on the site plan states that the maximum front yard is 25'. There is not a maximum front yard setback. There is a minimum setback based on the height of the building. The building must be set back one foot for each one foot of building height. The elevation plans were not submitted; please submit elevations so that it can be determined if the front setback is being met.

Building elevations have been provided and the front yard setback has been revised to show a 20' front yard setback on Sheet 1.

4. To determine the parking requirement, floor plans of the maintenance facility will need to be submitted. Is there any office space within the building or is it all "industrial" space? Is there more than one floor? The required parking calculation on the site plan says 8,000 sf of industrial space but the footprint of the building is 7,000 sf.

Floor plan has been provided along with the building elevations, ~~building footprint~~ is 7,000 SF. Parking requirements have been addressed in General Note 6.

B. Planning:

1. **Site Lighting:** all exterior site lighting, including lighting of building entrances, shall be full cutoff with no light emitted above the horizontal plane or spilled onto adjacent properties and streets. Please submit catalogue cuts for proposed lighting. Is the applicant proposing any lighting for the roadways and parking lot?
Lighting plan and cut sheets have been provided, all fixtures have been designed as full cutoff.
2. **Street Lighting.** (i) Municipal street lighting shall be adequate for the safety and comfort of pedestrians and motorists and, where applicable, shall conform to specific lighting district requirements, as specified in Section 10 of the Technical Manual.
The following note has been added to Sheet 2, "Proposed utility pole to be equipped with street light conforming to Section 10 of the technical manual (coordinate installation with CMP)"
3. Please submit elevations of the building for fire and zoning compliance.
Building elevations are enclosed.
4. All proposed developments shall provide sidewalks along all frontages in accordance with Sections 14-498 and 14-499 of the City Code, installed to City specifications as described in Section 1 of the Technical Manual. An applicant may request a waiver from curb and sidewalk installation requirements if they meet applicable waiver criteria listed in Section 14-506 (b) of the City Code. No Sidewalk proposed. There is existing sidewalk nearby on other side of Hutchins from property. A sidewalk along the frontage of 121 Hutchins Drive has been approved and will be constructed.
We are requesting a waiver for the requirements set forth in sections 14-498 and 14-499 of the city code (sidewalks and granite curbing). There is no sidewalk within 1000' of the project on the same side of the road.
5. Parking spaces and aisles shall meet applicable dimensional standards as detailed in Section 1 of the Technical Manual.
All parking space and aisle dimensions have been provided on the Site Plan, Sheet 1.
6. The site plan shall provide secure bicycle parking in conformance with Section 1 of the Technical Manual and shall meet the following requirements: For Non-residential structures. Two (2) bicycle parking spaces for every ten (10) vehicle parking spaces for the first one hundred (100) required vehicle parking spaces, plus one (1) bicycle parking space for every twenty (20) required motor vehicle parking space over one hundred (100) required vehicle parking spaces.
Bicycle parking is shown within the building on the floor plan, Sheet 3 of 3.
7. The applicant will need to submit for a sign permit (a separate permit) for the proposed project sign.
Sheet 1, General Note 9 has been revised to reflect this requirement.
8. A survey plan needs to be submitted for review. Has the pins for the Stroudwater Estate subdivision been set?
The stamped boundary survey has been submitted, a copy is attached. The lot has been monumented.
9. **Availability and Adequate Capacity of Public Utilities:** Please submit approved utility capacity letters.
Letters of capacity for public utilities have been obtained and are included in this submittal.
10. The site plan shall preserve and protect significant natural features by incorporating them into site design.

8/25/11 submitted

HUTCHINS DRIVE

GENERAL NOTES

1. THIS PLAN PROVIDES DETAILS FOR THE APPROVAL AND CONSTRUCTION OF A 7,000 SF INDUSTRIAL BUILDING WITH A SEPARATE 2,400 SF SALT SHED IN PORTLAND, MAINE. THE SITE IS LOCATED AT 144 HUTCHINS DRIVE AND IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 240, BLOCK A, LOT 4, AND IS 2.16 ACRES IN AREA WITH 235' OF STREET FRONTAGE ON HUTCHINS DRIVE.

2. THE PROPOSED BUILDING (APPROXIMATELY 7,000 SF FOOTPRINT) SHALL BE A MAINTENANCE FACILITY FOR PHOENIX MANAGEMENT. THE MAIN BUILDING WILL BE USED FOR STORING AND SERVICING EQUIPMENT (PLOW TRUCKS, BACK HOE LOADERS, BOBCATS, TRACTORS, MOWERS, ETC.) FOR THE MAJORITY OF THE YEAR HOURS SHALL BE FROM 5AM TO 9PM. DURING THE WINTER MONTHS THE FACILITY SHALL BE USED TO STORE AND SELL SALT TO LOCAL CUSTOMERS, HOURS OF OPERATION DURING SNOW EVENTS SHALL BE 24 HOURS.

3. THE PARCEL IS LOCATED IN THE INDUSTRIAL-MODERATE IMPACT (IM) DISTRICT. DISTRICT REQUIREMENTS ARE AS FOLLOWS:

- MIN LOT SIZE = N/A
- MIN STREET FRONTAGE = 60'
- FRONT YARD (BUILDING HEIGHT) = 20'
- MIN REAR AND SIDE YARD = 25'
- MAX BUILDING HEIGHT = 75'

4. MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED IS 75% IN THE INDUSTRIAL-MODERATE IMPACT DISTRICT. COVERAGE CALCULATIONS ARE AS FOLLOWS:

29,158 SF / 94,090 SF = 31.0%

5. BOUNDARY, TOPOGRAPHIC AND WETLAND INFORMATION WAS TAKEN FROM REFERENCE 1 AND FIELD OBSERVATIONS TAKEN BY ATTAR ENGINEERING IN MAY OF 2011.

6. REQUIRED PARKING IS CALCULATED AS FOLLOWS:

7000 S.F. INDUSTRIAL SPACE:	
(1/1000 S.F.)	= 7 SPACES
TOTAL	= 7 SPACES

14 SPACES ARE PROVIDED, OF WHICH 1 SPACE IS ADA ACCESSIBLE.

7. WATER AND SEWER SERVICE SHALL BE PROVIDED TO THE SITE BY THE PORTLAND WATER DISTRICT. WATER AND SEWER IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.

8. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. PROPOSED SIGN SHALL BE SUBJECT TO APPROVAL PURSUANT TO SECTION 14-526 (d) 8.a. (IV) OF THE LAND USE CODE.

10. REPLACEMENT TREES MUST BE LISTED ON THE CITY OF PORTLAND APPROVED NATIVE SPECIES LIST. SEE EXISTING CONDITIONS PLAN FOR TREE SURVEY INFORMATION. STREET TREES MUST MEET ALL STANDARDS SET FORTH IN THE CITY OF PORTLAND TECHNICAL MANUAL SECTION 4.7.

11. SEE BUILDING FLOOR PLAN FOR BICYCLE PARKING AREA.

STREET TREES
(4 TOTAL)

SIGHT DISTANCE
300' + 300'



A-I IAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

8/25/11

Marybeth Richardson
Maine Department of Environmental Protection
312 Canco Road
Portland, Maine 04103

June 28, 2011
Project No.: C010-11

**RE: 144 Hutchins Drive – Portland, Maine
Stormwater Permit-By-Rule (PBR) Application**

Dear Ms. Richardson:

I have attached a Stormwater PBR application for the referenced project. Included in the application is a Letter of Agent Authorization and a plan set for your review. The project involves a new, 7,000 S.F. maintenance building, a 2,400 S.F. salt shed with associated parking, access and utility improvements. The project site (Tax Map 240, Block A, Lot 4) is located in the Industrial Moderate (IM) District and is approximately 2.16 acres in area.

The existing site is completely wooded with a wetland running through the property from the westerly property line to the north east corner. The completed development will create approximately 30,234 S.F. of impervious area.

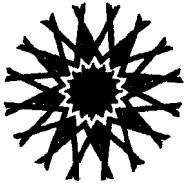
Please contact me for any additional information. Thank you for your assistance.

Sincerely;

Christopher L. Stairs, EIT.

cc: Phoenix Property Services

C010-11stpbrcover



ATTAR

ENGINEERING, INC

CML · STRUCTURAL · MARINE

8/25/11

Marybeth Richardson
Maine Department of Environmental Protection
312 Canco Road
Portland, Maine 04103

Aug. 10, 2011
Project No.: C010-11

**RE: 144 Hutchins Drive – Portland, Maine
Permit-By-Rule (PBR) Application**

Dear Ms. Richardson:

I have attached a NRPA Permit by Rule Notification Form for the referenced project. Included in the application is a Letter of Agent Authorization, USGS site location map and a plan set for your review. The project involves a new, 7,000 S.F. maintenance building, a 2,400 S.F. salt shed with associated parking, access and utility improvements. The project site (Tax Map 240, Block A, Lot 4) is located in the Industrial Moderate (IM) District and is approximately 2.16 acres in area.

The existing site is completely wooded with a stream running through the property from the westerly property line to the north east corner. The completed development will create approximately 30,234 S.F. of impervious area. We have maintained a 25' undisturbed buffer to the stream.

Please contact me for any additional information. Thank you for your assistance.

Sincerely;

Christopher L. Stairs, EIT.

cc: Phoenix Property Services

C010-11stpbrcover

8/25/11

PROJECT DATA

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

Total Site Area	94,090	sq. ft.
Proposed Total Disturbed Area of the Site	48,023	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	20,351	sq. ft.
• Existing Total Impervious Area	0	sq. ft.
• Proposed Total Impervious Area	29,751	sq. ft.
• Proposed Total Impervious Area		sq. ft.
• Proposed Impervious Net Change	29,751	sq. ft.
BUILDING AREA		
• Proposed Building Footprint	9,400	sq. ft.
• Proposed Building Footprint Net change		sq. ft.
• Existing Total Building Floor Area	0	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	IM (Moderate Industrial)	
• Proposed, if applicable	IM (Moderate Industrial)	
LAND USE		
• Existing		
• Proposed		
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	0	
• Proposed Number of Parking Spaces	13	
• Number of Handicapped Parking Spaces	1	
• Proposed Total Parking Spaces	14	
BICYCLE PARKING SPACES		
• Existing Number of Bicycle Parking Spaces		
• Existing Number of Bicycle Parking Spaces		
• Proposed Number of Bicycle Parking Spaces		
• Total Bicycle Parking Spaces		
ESTIMATED COST OF PROJECT	\$750,000	

City of Portland
 Development Review Application
 Planning Division Transmittal form

6/24/11 - Although
 it is set up in
 e-plan - there are
 NO DRAWINGS or
 Documents

Application Number: 2011-286 **Application Date:** 6/21/2011 12:00:00
CBL: 240-a-4 AM
Project Name: Hutchins Drive Maintenance Facility
Address: 144 Hutchins Drive

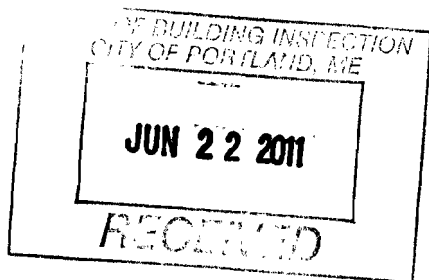
Project Description: Maintenance Facility Building
Zoning: IM
Other Reviews Required:
Review Type: Level II

Distribution List:

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

Preliminary Comments needed by: June 29, 2011

Final Comments needed by: July 6, 2011



Applicant: Phoenix Property

Date: 6/22/11

Address: 144 Hutchins Dr.

C-B-L: 240-A-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - IM ^{yes}

> Bldg contractors & construction ENGINEERING SERVICE

Interior or corner lot -

Proposed Use/Work - NEW 7000[#] COMMERCIAL MAINT Bldg
2400[#] SALT SHED

Sewage Disposal -

Lot Street Frontage - 60' min

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

9,400[#] given

Lot Coverage Impervious Surface - 25% MAX - 29,800[#]

Area per Family - N/A

Off-street Parking -

Loading Bays -

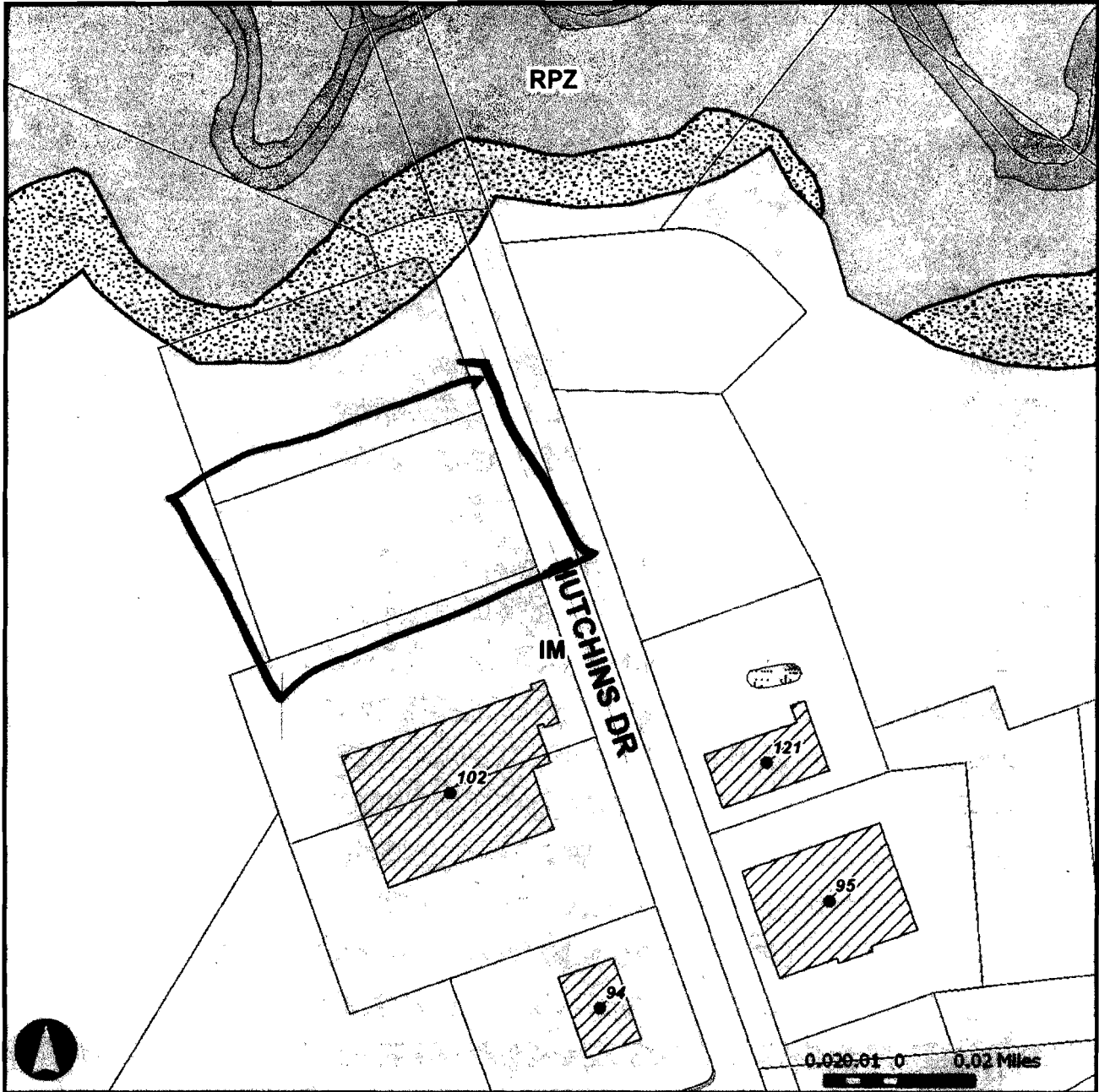
Site Plan - 2011-286

Shopland Zoning/ Stream Protection -

Flood Plains - 12 of 17 -

30' private Damage case no J
10 edge of parcel

Map



Address Candidates



Address Candidates



Parcels



Interstate



Shoreland Overlay Zone



Stream Overlay Zone



Island Zoning



Zoning (continued)



Zoning (continued)



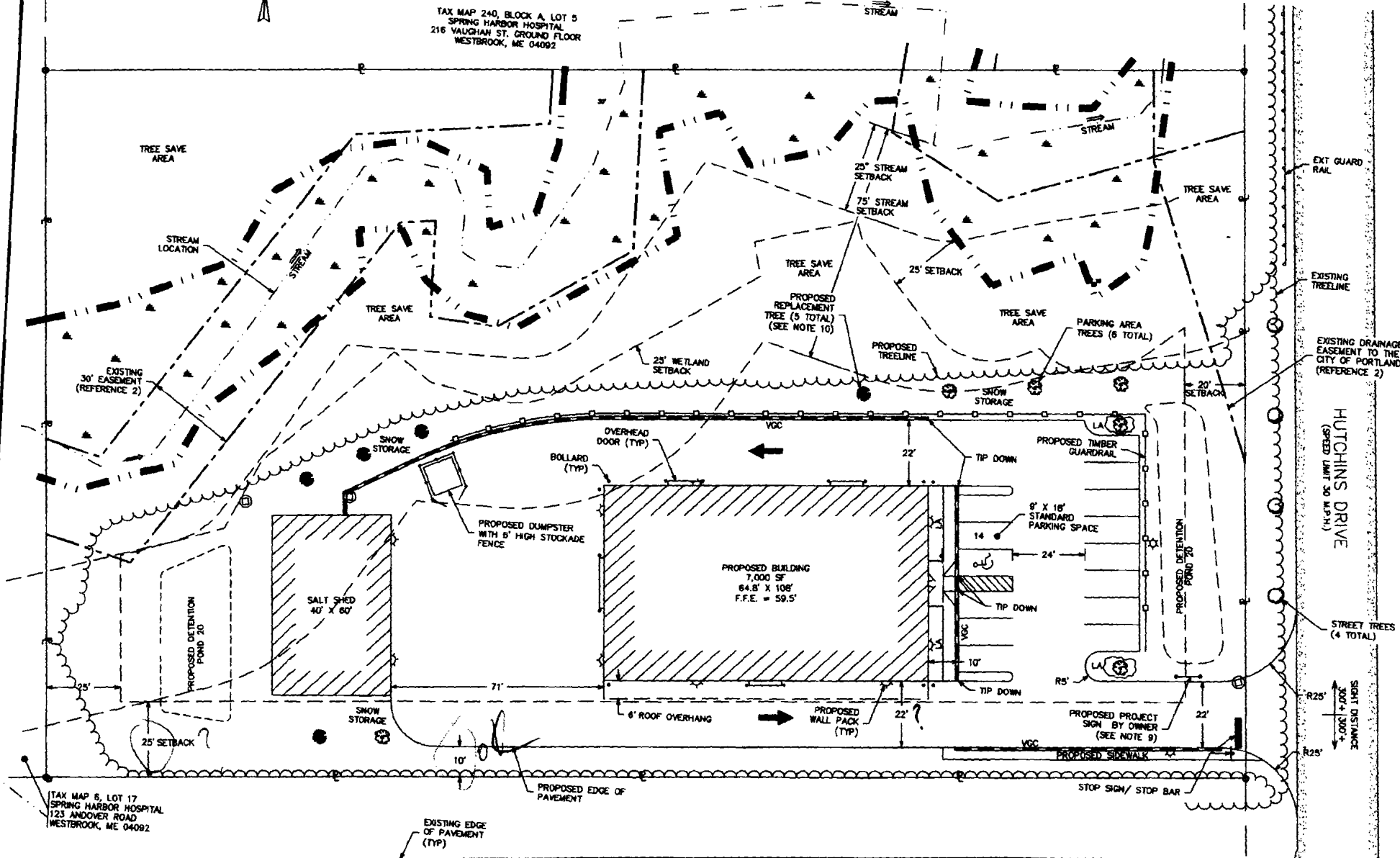
out of context



TAX MAP 240, BLOCK A, LOT 5
 SPRING HARBOR HOSPITAL
 216 VAUGHAN ST. GROUND FLOOR
 WESTBROOK, ME 04092

1. SITE DETAILS
 2. SITE DETAILS
 3. BOUNDARY SURVEY
 4. LIGHTING PLAN

- WETL
- UTUL
- EXT.
- EXT.
- EXT.
- EXT.
- PRP.
- PRP.
- PRP.
- PRP.
- WATE
- WATE
- SEWE
- LIGHT
- CROSS
- PROP
- ASPH
- SLOP
- VERT
- EXIST
- FIRE
- LAND
- SPOT



8/25/11 plans

Jeanie Bourke - RE: 144 Hutchins Drive Permit

From: Jeanie Bourke
To: Aaron Bateman
Date: 12/1/2011 10:44 AM
Subject: RE: 144 Hutchins Drive Permit
CC: 'Dorian Tarling'; 'Josh Cushman'; Bill Southworth; Ken Wood; Philip ...

Hi Aaron,
 See below in red for the response to your comments. Let me know if you have further questions.
 Thanks,
 Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 11/30/2011 4:27 PM >>>
 Hi Jeanie,

Quick follow up:

Heated Building Com Check will be provided as requested. (Sorry for the confusion).

Thanks
 Aaron

From: Aaron Bateman
Sent: Wednesday, November 30, 2011 2:37 PM
To: 'JMB@portlandmaine.gov'
Cc: 'Philip DiPierro'; Josh Cushman; Dorian Tarling; Bill Southworth
Subject: FW: 144 Hutchins Drive Permit

Hi Jeanie,

I have a few questions regarding our permit application and the list sent below.

Geotechnical report was not required by either engineer who have provided or will be providing the foundation plans for the main building. Both designers have assumed a conservative soil bearing capacity based on known soil conditions. Not sure why we would have to provide an additional report, please explain.

A Geotechnical investigation is required per IBC 2009 Sec. 1803.2 with exception for waiver where "satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary". I did a little research of records for another project on Hutchins Dr from 2006. While this may not be near this site, the soils site class

was E and the seismic design category was D. Since I have not been provided the design certification data sheet for this project, I do not know what the engineer has specified.

Construction plans, etc, will be provided as requested.

Statement of Special inspections; we are assuming that the City will be providing all the necessary inspections regarding the utility connections (water & sewer). As far as any other inspection we are not sure what this would entail, could you please provide a list. Our thinking is that this is a private development and there are no extensions of any municipal owned infrastructures so the risk is ours and therefore there would be no special inspections required.

Special Inspections of the building construction are required per IBC 2009 Sec. 1704. Tables in this section list the required inspection intervals for the specific construction aspects, ie., concrete, steel, bolts, welding, fabrication, masonry, etc. The content of the prepared statement is in Sec. 1705

Certificate of design, etc will be provided as requested.

Heated building, ComCheck certificate of compliance is something we are not familiar with, could you please further explain what this is.

I appreciate the help with this, my direct number is 571-3061 and would be happy to walk through each issue.

Thanks
Aaron

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Wednesday, November 30, 2011 8:37 AM
To: Dorian Tarling
Cc: Josh Cushman
Subject: Re: 144 Hutchins Drive Permit

Hi Dorian,

Thank you for contacting me, I had not heard back from Josh since we spoke...

Here is the list of required details:

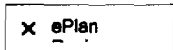
- Geotechnical report
- Construction plans, details, including third party stamped plans if this is a prefabricated structure
- Statement of Special inspections
- Certificate of design, design criteria as per the permit application documents
- Heated building, ComCheck Certificate of Compliance

Let me know if you have any questions.

Jeanie

Marge Schmuckal - ePlan Review New File Notification for PEZ.2011-286.LEVII.PRSP.743

From: <shukriaw@portlandmaine.gov>
To: <mes@portlandmaine.gov>
Date: 10/3/2011 9:57 AM
Subject: ePlan Review New File Notification for PEZ.2011-286.LEVII.PRSP.743



144 Hutchins Dr.

New File Notification - Please DO NOT reply to this email.

Hello Marge Schmuckal:

One or more files have been added to the project listed below. Please contact the appropriate department at the numbers listed below if you have any questions regarding this email.

Project Name: PEZ.2011-286.LEVII.PRSP.743
Path: PEZ.2011-286.LEVII.PRSP.743\Drawings
Uploaded By: Shukria Wiar
[Login to ePlan Review](#)

- Files:
1. [C010-11Submittal.pdf](#)
 2. [SITE PLAN SET.pdfV2](#)

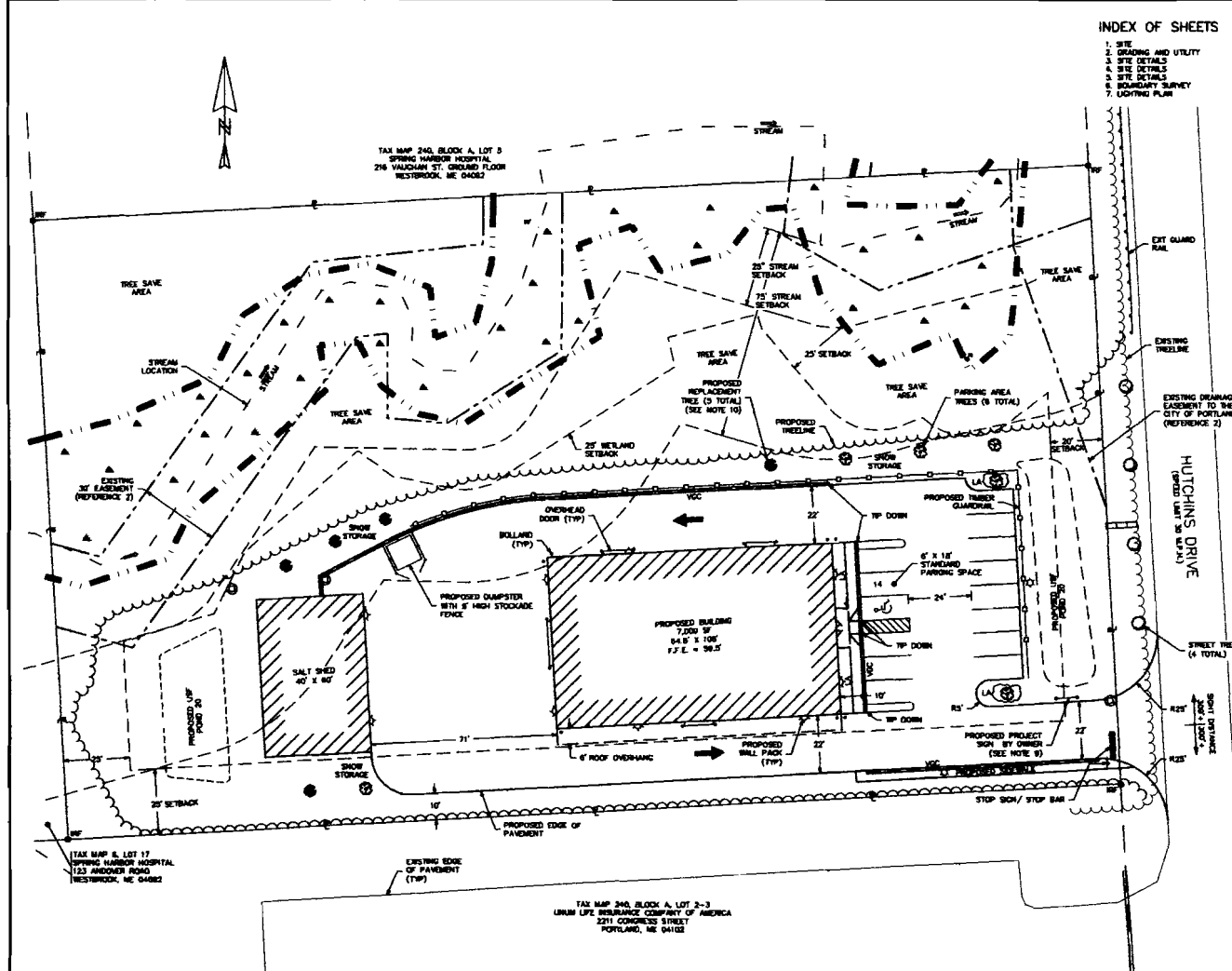
If you do not have access to the specified folder, please contact the [Project Administrator](#).

Department of Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Planning Division, Development Review Services
(207) 874-8719

Building Permits
(207) 874-8703

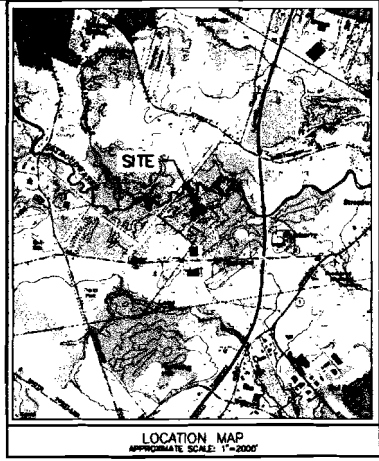
10/5/11



- INDEX OF SHEETS**
1. SITE
 2. GRADING AND UTILITY
 3. SITE DETAILS
 4. SITE DETAILS
 5. SITE DETAILS
 6. BOUNDARY SURVEY
 7. LIGHTING PLAN

LEGEND

EXISTING CONTOUR	---	XXX
FINAL CONTOUR	---	XXX
WETLAND BOUNDARY	---	WETLAND
UTILITY POLE	EXT. CO.	PPP. CO.
EXT. WATER	EW	
EXT. SEWER	ES	
EXT. OVERHEAD UTIL.	COHU	
EXT. UNDERGROUND UTIL.	CUK	
EXISTING EASEMENT		
PPP. WATER	PPW	
PPP. SEWER	PPS	
PPP. UTILITY	PPU/TA/C	
PPP. GAS	PPG	
WATER VALVE	WV	
WATER SHUTOFF	WS	
WATER METER	WM	
LIGHT POLE	EXT. LP	PPP. LP
PROXIMITY CONTROL ZONE		
PROPOSED FENCE		
EXISTING FENCE		
ASPHALT CURB	AC	
SLOPED GRANITE CURB	SGC	
VERTICAL GRANITE CURB	VGC	
EXISTING CURB		
FIRE HYDRANT	EXT. FH	PPP. FH
LANDSCAPED AREA	LA	
SPOT GRADE	EXT. SG 5' 31"	PPP. X 5' 31"



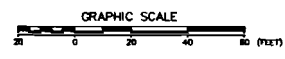
GENERAL NOTES

1. THIS PLAN PROVIDES DETAILS FOR THE APPROVAL AND CONSTRUCTION OF A 7,000 SF INDUSTRIAL BUILDING WITH A SEPARATE 2,000 SF SALT SHED IN PORTLAND, MAINE. THE SITE IS LOCATED AT 144 HUTCHINS DRIVE AND IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 240, BLOCK A, LOT 4, AND IS 2.16 ACRES IN AREA WITH 230' OF STREET FRONTAGE ON HUTCHINS DRIVE.
2. THE PROPOSED BUILDING (APPROXIMATELY 7,000 SF FOOTPRINT) SHALL BE A MAINTENANCE FACILITY FOR PROXIMITY MANAGEMENT. THE MAIN BUILDING WILL BE USED FOR STORING AND SERVING EQUIPMENT (PLOW TRUCKS, SNOW BLOWERS, DISCATS, TRACTORS, MOWERS, ETC.) FOR THE MAJORITY OF THE YEAR. HOURS SHALL BE FROM 8AM TO 5PM. DURING THE WINTER MONTHS THE FACILITY SHALL BE USED TO STORE AND SELL SALT TO LOCAL CUSTOMERS. HOURS OF OPERATION DURING SNOW EVENTS SHALL BE 24 HOURS.
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 MIN STREET FRONTAGE = 60'
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 MIN REAR AND SIDE YARD = 25'
 MAX BUILDING HEIGHT = 12'
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 28,150 SF // 94,000 SF = 31.0%
5. BOUNDARY, TOPOGRAPHIC AND WETLAND INFORMATION WAS TAKEN FROM REFERENCE 1 AND FIELD OBSERVATIONS TAKEN BY ATTAR ENGINEERING IN MAY OF 2011.
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 7,000 S.F. INDUSTRIAL SPACE / (1/1,000 S.F.) = 7 SPACES
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11. SEE BUILDING FLOOR PLAN FOR BICYCLE PARKING AREA.

REFERENCES

1. "CONCEPTUAL PLAN - LOT 17" PREPARED BY THE BOULDS COMPANY BY ITDOM ASSOCIATES, DATED 1/20/2011.
2. "PROXIMITY ESTARS" PREPARED BY H. I. & E. C. JORDAN - SURVEYORS, DATED 19/11/2009. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 144, PAGE 74.

CITY OF PORTLAND PLANNING BOARD	
DATE	



STATE OF MAINE CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECORDED IN PLAN BOOK _____ PAGE _____
 AT _____ M. AND RECORDED IN REGISTER

APPLICANT: PHOENIX MANAGEMENT OWNER OF RECORD: NARR ALPHA FLOOR SANDING
 PO BOX 578 23 RABBIT RUN
 SACO, ME 04072-5118 PORTLAND, ME 04102-2275

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

SITE PLAN
 144 HUTCHINS DRIVE
 HUTCHINS DRIVE PORTLAND, MAINE

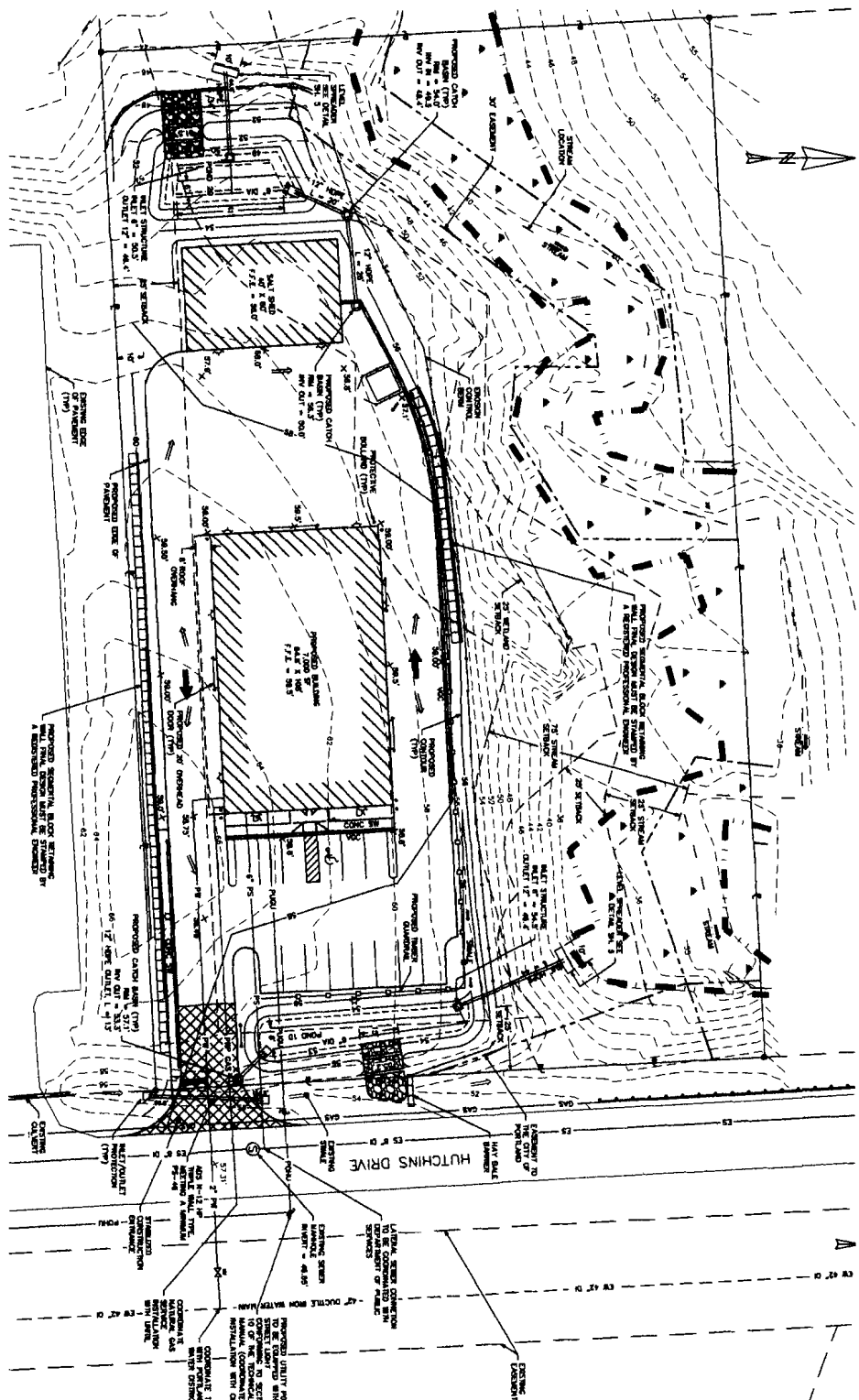
FOR: PHOENIX PROPERTY SERVICES
 PO BOX 759
 SACO, ME 04072-5118

ATTAR ENGINEERING, INC.
 CIVIL & STRUCTURAL ENGINEERS
 1284 STATE ROAD - ELDON, MAINE 03903
 PHONE: (207) 439-8023 FAX: (207) 439-2128

SCALE: 1" = 20'
 DATE: 06/17/11
 JOB NO: C010-11 CAD FILE: HUTCHINS SITE SHEET 1 OF 7

APPROVED BY: CLS
 DRAWN BY: CLS
 REVISION / DATE: B : 09/16/11

10/5/11



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHK
1	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
2	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
3	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
4	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
5	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
6	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
7	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
8	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
9	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T
10	04/17/11	ISSUED FOR PERMIT	AT&T	AT&T

GRADING AND UTILITY PLAN
144 HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE
 FOR: PHOENIX PROPERTY SERVICES
 SAOO, ME 04072-5118

AT&T ENGINEERING, INC.
 1200 GARDEN STREET, SUITE 200
 PORTLAND, ME 04103-4013 FAX: (207) 438-2128
 PHONE: (207) 582-0013
 APPROVED BY: [Signature]
 SCALE: 1" = 20'
 DATE: 04/17/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 04/17/11
 SHEET 2 OF 7

GENERAL NOTES

1. EXISTING IMPROVEMENTS AND UTILITIES FROM REFERENCES.
2. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.
3. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.
4. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.
5. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.
6. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.
7. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.
8. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.
9. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.
10. ALL STORM DRAINAGE SHALL BE DESIGNED TO BE 1.5 FEET DEEP.

LEGEND

DESCRIPTION	SYMBOL
EXISTING CENTERLINE	---
PROPOSED CENTERLINE	---
PROPOSED FINISH GRADE	---
PROPOSED EXISTING GRADE	---
PROPOSED EXISTING UTILITIES	---
PROPOSED EXISTING STRUCTURES	---
PROPOSED EXISTING DRIVEWAYS	---
PROPOSED EXISTING DRIVE	---
PROPOSED EXISTING SIDEWALKS	---
PROPOSED EXISTING CURBS	---
PROPOSED EXISTING LANDSCAPING	---
PROPOSED EXISTING TREES	---
PROPOSED EXISTING BUSHES	---
PROPOSED EXISTING SHRUBS	---
PROPOSED EXISTING FENCES	---
PROPOSED EXISTING SIGNAGE	---
PROPOSED EXISTING LIGHTING	---
PROPOSED EXISTING SECURITY	---
PROPOSED EXISTING SAFETY	---
PROPOSED EXISTING ACCESSIBILITY	---
PROPOSED EXISTING COMPLIANCE	---
PROPOSED EXISTING REGULATIONS	---
PROPOSED EXISTING STANDARDS	---
PROPOSED EXISTING PRACTICES	---
PROPOSED EXISTING PROCEDURES	---
PROPOSED EXISTING METHODS	---
PROPOSED EXISTING TOOLS	---
PROPOSED EXISTING EQUIPMENT	---
PROPOSED EXISTING MATERIALS	---
PROPOSED EXISTING SUPPLIES	---
PROPOSED EXISTING SERVICES	---
PROPOSED EXISTING CONTRACTORS	---
PROPOSED EXISTING SUBCONTRACTORS	---
PROPOSED EXISTING VENDORS	---
PROPOSED EXISTING DISTRIBUTORS	---
PROPOSED EXISTING AGENTS	---
PROPOSED EXISTING BROKERS	---
PROPOSED EXISTING MANAGERS	---
PROPOSED EXISTING SUPERVISORS	---
PROPOSED EXISTING INSPECTORS	---
PROPOSED EXISTING ENGINEERS	---
PROPOSED EXISTING ARCHITECTS	---
PROPOSED EXISTING DESIGNERS	---
PROPOSED EXISTING PLANNERS	---
PROPOSED EXISTING CONSULTANTS	---
PROPOSED EXISTING ADVISORS	---
PROPOSED EXISTING REVIEWERS	---
PROPOSED EXISTING APPROVERS	---
PROPOSED EXISTING SIGNERS	---
PROPOSED EXISTING SEALERS	---
PROPOSED EXISTING EXPIRES	---
PROPOSED EXISTING RENEWALS	---
PROPOSED EXISTING REVOCATIONS	---
PROPOSED EXISTING CANCELLATIONS	---
PROPOSED EXISTING REINSTATEMENTS	---
PROPOSED EXISTING REPEALS	---
PROPOSED EXISTING RESCINDMENTS	---
PROPOSED EXISTING WITHDRAWALS	---
PROPOSED EXISTING RECALLS	---
PROPOSED EXISTING CORRECTIONS	---
PROPOSED EXISTING AMENDMENTS	---
PROPOSED EXISTING SUPPLEMENTS	---
PROPOSED EXISTING ADDENDUMS	---
PROPOSED EXISTING SCHEDULES	---
PROPOSED EXISTING SPECIFICATIONS	---
PROPOSED EXISTING DETAILS	---
PROPOSED EXISTING NOTES	---
PROPOSED EXISTING REFERENCES	---
PROPOSED EXISTING CITATIONS	---
PROPOSED EXISTING REFERENCES	---
PROPOSED EXISTING CITATIONS	---

10/5/4

Primary use of facility

This facility will be primarily used as a storage and maintenance shop for landscaping tools and equipment.

The facility will also be used for storage and resale of salt/ salt sand during winter months and bark mulch and loam during spring, summer months.

Normal business hours

Normal business hours will be primarily 5am to 9pm Monday through Saturday. During winter snow events the facility will be a 24 hour a day operation.

Salt/ salt sand control measures

Amount of material stored on site is not to exceed 500 yards.

Material will be delivered by trailer dumps. Material will be dumped directly into shed. Any spillage onto parking lot will be immediately swept into shed.

Material will be loaded with a wheel loader primarily from inside the building.

The entire area will be swept up and material hauled off site at the end of the snow event.

Concrete and pavement will be assessed annually for cracks/deterioration and will be sealed accordingly.

144 Hutchins Drive – 2011-286

10/5/2011

The applicant has submitted final plans and comments. The plans and comments do not change the previous zoning approval. All previous conditions of approval are still in force.

Marge Schmuckal

Zoning Administrator

Fire Department Permit Requirements

Project: 144 Hutchins Drive
Portland, ME 04104

Applicant: Phoenix Property Services LLC
PO Box 759
Saco, ME 04072

Proposed Use of Structure: Industrial Warehouse

SF of Proposed Structure: 6,825

Existing and Proposed Fire Protection of Structure: Existing—none, Proposed—non sprinkled

Jeanie Bourke - FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions

From: Aaron Bateman <abateman@phoenixmanagementcompany.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 12/15/2011 10:34 AM
Subject: FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions
CC: "Matthew J. Miller, P.E." <matt@m2se.com>, "Josh Cushman" <jcushman@...>
Attachments: Phoenix Seismic.pdf

Hi Jeanie,

Just left you a message. I apologize for the confusion but here is where we are. Matt Miller has confirmed that the seismic design category is C. Attached, I believe is his back up information.

We are having Ted Greenlaw/Seacoast revise the plans and specs to match the category C and these will be submitted to you ASAP. It is my hope that you can issue a conditioned permit to us this week to allow us to be able to pour the foundation starting on Monday.

Thanks
Aaron

From: Aaron Bateman
Sent: Tuesday, December 13, 2011 1:20 PM
To: 'Jeanie Bourke'
Cc: 'Josh Cushman'; Bill Southworth
Subject: FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Hi Jeanie,

Below is Matt's response. Please let me know if we need to provide additional information.

Thanks
Aaron

From: Matthew J. Miller, P.E. [mailto:matt@m2se.com]
Sent: Tuesday, December 13, 2011 12:14 PM
To: Aaron Bateman
Subject: RE: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Aaron,

Based on my quick investigation, the Mapped Spectral Accelerations should be:

$S_s = 0.322$
 $S_1 = 0.078$

Based on these values the Design Spectral Accelerations for Site Class E should be:

$S_{ds} = 0.487$
 $S_{d1} = 0.182$

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 12/9/2011 11:06 AM >>>
Hi Jeanie,

I have called Josh from Portland Builders asking him to take care of the Com Check certificates. I do not believe these have been provided to date. In the mean time if you could issue the permit with this as a remaining condition that would be great.

I could send someone over today to grab it if that is possible.

Thanks for all the help on this!

Aaron

From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Friday, December 09, 2011 11:02 AM
To: Aaron Bateman
Subject: RE: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Thanks Aaron, that's fine for the additional services information.

The only remaining item I have is the Com Check certificates, did I miss seeing these in an email? Let me know if this is forthcoming, if not, I could issue the permit with a condition for this.
Jeanie

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 12/9/2011 9:00 AM >>>
Hi Jeanie,

Attached is the statement of special Inspections. There is a small scope of services by others that will be performed by SW Cole. As soon as I have their info in hand I will forward it.

Could you send us a quick update of where you see the project permit at this point. We would like to start the foundation next week and are hoping the full permit could be pulled early in the week.

Thanks
Aaron

From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Thursday, December 08, 2011 8:46 AM
To: Aaron Bateman
Cc: Bill Southworth; Josh Cushman
Subject: Re: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Hi Aaron,
In addition to the scope and agreement of special inspections provided, please submit the "Draft (or finalized) Statement of Special Inspections dated December 6, 2011", and the Services By Others as outlined in Exhibit A.
Thanks'
Jeanie

Jeanie Bourke - FW: Revised Foundation Plans

From: Aaron Bateman <abateman@phoenixmanagementcompany.com>
To: Josh Cushman <jcushman@portlandbuilders.com>
Date: 12/15/2011 2:53 PM
Subject: FW: Revised Foundation Plans
CC: Bill Southworth <BSouthworth@phoenixmanagementcompany.com>, "JeanieBour...
Attachments: 16838 Anchor Bolt Plans.pdf; Permits rev 2.pdf; Stamped Foundation Plans - Revised 12-09-2011.pdf

Hi Josh,

Please see Bill's e-mail below.

Thanks
Aaron

From: William J. Belanger III [mailto:wjb3@seacoastcranebuilding.com]
Sent: Thursday, December 15, 2011 2:45 PM
To: Aaron Bateman
Subject: Revised Foundation Plans

Aaron,

Attached are the revised foundation plans, anchor bolt plans & reactions, and permit plans. I should have a stamped set of permit drawings tomorrow along with a revised certificate of design.

On the revised anchor bolt plans and reactions (to be used in conjunction with the foundation plan) please note the following; Plate F is now noted on the revised plans. We previously sent the base templates to Portland Builders which include Base Plates A through E (4 of the these plates are labeled D). On the revised plans the plates labeled D will be used at locations D & F. No new plates are required to be sent. Please forward this information along to your foundation contractor. Please also note that the orientation of each plate is specifically detailed on the anchor bolt plan (page5).

Any questions, let us know.

Thanks,

Bill III

William J. Belanger III
Seacoast Crane & Building Co., Inc.
P.O. Box 540 :: 98 Route 236
Kittery, Maine 039040
www.seacoastcranebuilding.com



114 Rosemont Lane Imler, PA 16655

16838 Certificate of Design.ME.doc

Revised 8/17/2009

Certificate of Design

This Certificate is to confirm that all components of the Steel Building System described below, to be supplied by Corle Building Systems, produced at its Facility at Imler, PA, have been or will be designed in accordance with the following standards, loads, and design criteria as specified in the order documents.

Project/Building Description

CBS Factory Order Number: FO-16838
Purchaser/Customer Information: Seacoast Crane & Building Co., Inc.
P.O. Box 540
Kittery, ME 03904
Project Name and Location: Phoenix Property Management
Hutchins Drive
Portland, ME 04101

Building Geometry:
Width: 65'-0"
Length: 105'-0"
Eave Height: 17'-3"
Roof Slope: 3.00/12

PDFL

Design Standards

AISC: *Specification for Structural Steel for Buildings, Allowable Stress Design/9th Ed.*
AISI: *North American Specification for the Design of Cold-Formed Steel Structural Members, 2001 Ed.*
AWS D1.1/D1.1M: *Structural Welding Code – Steel, 2006 Ed.*
MBMA: *Metal Building Systems Manual, 2006 Edition*

Design Load Criteria

Building Code: International Building Code, 2009
Dead Load: 2.63 psf plus primary framing actual weight
Collateral Load: 5 psf
Roof Live Load: 20 psf
Frame Live Load: 20 psf

Snow Load Criteria: *Ground Snow Load, p_g:* 60 psf *Thermal Factor, C_t:* 1.00
Snow Exposure Factor, C_e: 1.00 *Flat Roof Snow Load, p_f:* 42 psf
Snow Importance Factor, I_s: 1.00

Wind Load Criteria: *Basic Wind Speed:* 100 mph *Occupancy Category:* II
Terrain Exposure: B *Internal Pressure Coefficients:* +0.18/-0.18
Wind Importance Factor, I_w: 1.00 *Components and Cladding not by CBS:* +17.97 psf
-24.02 psf

Seismic Criteria: *Design Category:* C *S_s:* 0.322
Site Class: E *S₁:* 0.078
Seismic Importance Factor, I_e: 1.00 *S_{ds}:* 0.487
Occupancy Category: II *S_{d1}:* 0.182
Analysis Procedure: Equivalent Lateral Force Procedure
Basic Seismic Force Resisting Systems: Frame: Ordinary Steel Moment Frames
FSW,BSW,LEW,REW: Ordinary Steel Concentrically Braced Frames

Response Modification Factors, R: Frame = 3.25 FSW = 3.25 BSW = 3.25
Seismic Response Coefficients, C_s: Frame = 0.162 FSW = 0.162 BSW = 0.162
Seismic Base Shear, V: Longitudinal = 22.32 kips Transverse = 29.94 kips

Mezzanine Loads: *Dead Load:* N/A **Additional Loads:** N/A
Collateral Load: N/A
Live Load: N/A

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Dept. of Building Inspections
City of Portland Maine

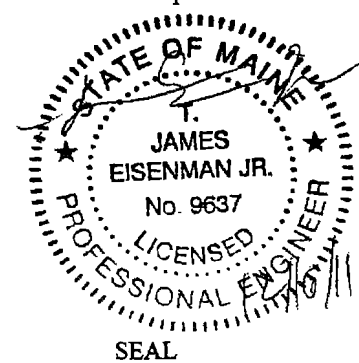
Certification by Engineer

I, T. James Eisenman, Jr., P.E., a licensed engineer in the State of Maine, certify that I have reviewed the design criteria for the steel building system described above and to the best of my knowledge all components have been designed to meet the applicable criteria as specified in the Order Documents.

Signature

12/16/11

Date



Project: New Building for Phoenix Property Management
Date Prepared: December 8, 2011

Structural Statement of Special Inspections

Project: *New Building for Phoenix Property Management*
Location: *Hutchins Drive, Portland, Maine*
Owner: *Phoenix Property Management*

This Statement of Special Inspections encompass the following discipline: **Structural - Foundations**

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 Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

The Structural Special Inspection Coordinator shall keep records of all Structural inspections and shall furnish inspection reports to the Building Code Official (BCO) and the Structural Registered Design Professional in Responsible Charge (SRDP). 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 Structural 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 Structural Registered Design Professional in Responsible Charge at an interval determined by the SSIC and the BCO.

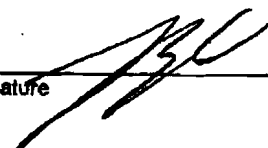
A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted to the BCO prior to issuance of a Certificate of Use and Occupancy.

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

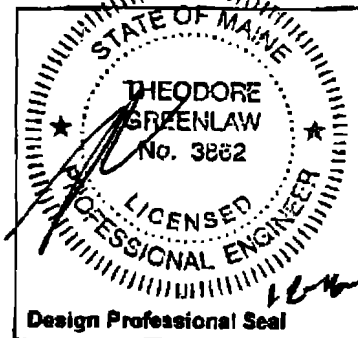
Interim Report Frequency: Upon request of Building Official _____ or per attached schedule.

Prepared by:

Theodora Greenlaw
(type or print name of the Structural Registered Design Professional in Responsible Charge)

Signature 

12-16-11
~~December 8, 2011~~
Date



Owner's Authorization:

Building Code Official's Acceptance:

Signature _____ Date _____

Signature _____ Date _____

PDFV

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Dept. of Building Inspections
City of Portland Maine

Project: New Building for Phoenix Property Management
Date Prepared: December 8, 2011

Structural Statement of Special Inspections

Project: *New Building for Phoenix Property Management*

Location: *Hutchins Drive, Portland, Maine*

Owner: *Phoenix Property Management*

This Statement of Special Inspections encompass the following discipline: **Structural – Metal Building**

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 Structural Special Inspection Coordinator (SSIC) and the identity of other approved agencies to be retained for conducting these inspections and tests.

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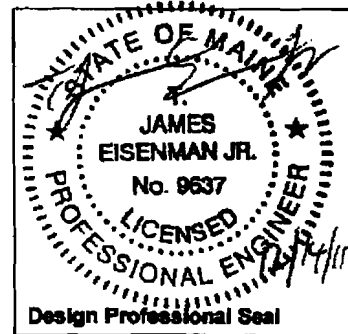
Interim Report Frequency: Upon request of Building Official _____ or per attached schedule.

Prepared by:

T. James Eisenman, Jr., PE
(type or print name of the Structural Registered Design Professional in Responsible Charge)

T. J. Eisenman, Jr.
Signature

12/14/11
December 8, 2011
Date



Owner's Authorization:

Building Code Official's Acceptance:

Signature Date

Signature Date

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Dept. of Building Inspections
City of Portland Maine

specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent the SI from employing such independent consultants, associates and subcontractors as deemed appropriate to assist in the performance of services hereunder.

- 5.1.4 The SI and Client agree that the services performed by the SI to this Agreement are solely for the benefit of the Client and are not intended by either the SI or the Client to benefit any other person or entity. To the extent that any other person or entity is benefited by the services performed by the SI pursuant to this Agreement, such benefit is purely incidental and such other person or entity shall not be deemed a third party beneficiary to this Agreement.

5.2 Dispute Resolution

- 5.2.1 The SI and Client agree to negotiate any claim(s) or dispute(s) arising out of or related to the agreement between them in good faith prior to exercising any other provision of this Agreement.
- 5.2.2 If a claim or dispute between the SI and Client cannot be settled within 30 days by good faith negotiations the SI and Client agree to submit it to mediation in accordance with the mediation rules of the American Arbitration Association.
- 5.2.3 If the claim or dispute cannot be settled by good faith negotiations or mediation then either party may exercise their rights under law.
- 5.2.4 In no event shall a claim or dispute be made or sustained if it would be barred by the applicable statute of limitations.

5.3 Governing Laws

- 5.3.1 This Agreement shall be governed by the laws of the principal place of business of the SI.

Jeanie Bourke - FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions

From: Aaron Bateman <abateman@phoenixmanagementcompany.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 12/15/2011 10:34 AM
Subject: FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions
CC: "Matthew J. Miller, P.E." <matt@m2se.com>, "Josh Cushman" <jcushman@...>
Attachments: Phoenix Seismic.pdf

Hi Jeanie,

Just left you a message. I apologize for the confusion but here is where we are. Matt Miller has confirmed that the seismic design category is C. Attached, I believe is his back up information.

We are having Ted Greenlaw/Seacoast revise the plans and specs to match the category C and these will be submitted to you ASAP. It is my hope that you can issue a conditioned permit to us this week to allow us to be able to pour the foundation starting on Monday.

Thanks
Aaron

From: Aaron Bateman
Sent: Tuesday, December 13, 2011 1:20 PM
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Cc: 'Josh Cushman'; Bill Southworth
Subject: FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions

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Thanks
Aaron

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Sent: Tuesday, December 13, 2011 12:14 PM
To: Aaron Bateman
Subject: RE: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Aaron,

Based on my quick investigation, the Mapped Spectral Accelerations should be:
 $S_s = 0.322$
 $S_1 = 0.078$

Based on these values the Design Spectral Accelerations for Site Class E should be:

$S_{ds} = 0.487$
 $S_{d1} = 0.182$

Since this is a category II building these values correspond to a Seismic Design Category C.

A copy of my backup information is attached, where the design values for the 2009 IBC are based on the 2003 NEHRP provisions.

In review of the anchor rod drawings, the SER has the values of S_s and S_1 listed at 0.41 and 0.1. If we use these higher values, then yes the building would be in seismic design category D.

I would recommend that the EOR from CORLE review the seismic values, and adjust them as necessary.

Please let me know if you have any questions or need any additional information.

Regards,

Matt

From: Aaron Bateman [mailto:abateman@phoenixmanagementcompany.com]
Sent: Tuesday, December 13, 2011 10:24 AM
To: 'Matthew J. Miller, P.E.'
Subject: FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Hi Matt,

Could you please review the e-mail from Jeanie and get back to me.

Thanks
Aaron

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, December 09, 2011 2:09 PM
To: Aaron Bateman
Cc: Bill Southworth; Josh Cushman
Subject: RE: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Hi Aaron,

I am ok with issuing the permit with certain conditions, however, after further review of the statement of special inspections, I do have a couple of items. I apologize for not seeing this at first.

1. On page 11 of 12, Seismic Resistance, the engineer will need to justify not requiring inspections for 1.a as this is seismic design D
2. Engineers justification for no Quality Assurance Plan for seismic design D, Sec. 1705.3.1 only exempts design C.
3. A sealed and sign copy of the statement will need to be submitted, this can be a condition.

Thanks,
Jeanie

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 12/9/2011 11:06 AM >>>

Hi Jeanie,

I have called Josh from Portland Builders asking him to take care of the Com Check certificates. I do not believe these have been provided to date. In the mean time if you could issue the permit with this as a remaining condition that would be great.

I could send someone over today to grab it if that is possible.

Thanks for all the help on this!

Aaron

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Sent: Friday, December 09, 2011 11:02 AM
To: Aaron Bateman
Subject: RE: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Thanks Aaron, that's fine for the additional services information.

The only remaining item I have is the Com Check certificates, did I miss seeing these in an email? Let me know if this is forthcoming, if not, I could issue the permit with a condition for this.
Jeanie

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 12/9/2011 9:00 AM >>>

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Subject: Re: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Hi Aaron,

In addition to the scope and agreement of special inspections provided, please submit the "Draft (or finalized) Statement of Special Inspections dated December 6, 2011", and the Services By Others as outlined in Exhibit A.

Thanks'
Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 12/7/2011 4:23 PM >>>
Please find attached a proposal for special inspections.

Thanks
Aaron

From: Matthew J. Miller, P.E. [<mailto:matt@m2se.com>]
Sent: Wednesday, December 07, 2011 3:32 PM
To: Aaron Bateman
Subject: RE: Foundation Plans & Anchor Bolt Plans / Reactions

Aaron,

Attached, please find a copy of my proposal for Special Inspection Services. You should be getting a separate proposal from S.W. Cole.

Please let me know if you have any questions.

Regards,

Matt

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.1873 / Virus Database: 2102/4669 - Release Date: 12/09/11

Project: New Building for Phoenix Property Management
Date Prepared: December 6, 2011

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility. The Statement of Responsibility is required for Seismic Design Category C or higher. Make additional copies of this form as required.

Project:

Contractor's Name:

Address:

License No.:

Description of designated building systems and components included in the Statement of Responsibility:

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature

Date

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Structural Schedule of Special Inspections
SEISMIC RESISTANCE - STRUCTURAL

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION
IBC Section 1707					
1. Special inspections for seismic resistance. Special inspection as specified in this section is required for the following:			Seismic Design Category: C		
a. The seismic-force-resisting systems in structures assigned to Seismic Design Category C, D, E or F	N	P	IBC 1707.1 – Exempted by Exception of Section 1705.3.1	N/A	PE/SE or EIT
2. Structural steel: Continuous special inspection for structural welding in accordance with AISC 341.	N	P	IBC 1707.2 – Exempted by Exception 1 of Section 1707.2	N/A	AWS-CWI
3. Structural wood:					
a. Continuous special inspection during field gluing operations of elements of the seismic-force-resisting system.	N/A	C	IBC 1702.3		PE/SE or EIT
b. Periodic special inspections for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including drag struts, braces and hold-downs	N/A	P	IBC 1702.3		PE/SE or EIT
4. Cold-formed steel framing: Periodic special inspections during welding operations of elements of the seismic-force-resisting system. Periodic special inspections for screw attachment, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including struts, braces, and hold-downs	N/A	N			
4. Seismic isolation system. Provide periodic special inspection during the fabrication and installation of isolator units and energy dissipation devices if used as part of the seismic isolation system	N/A	N	IBC 1707.8		

Structural Schedule of Special Inspection Services
FABRICATION AND IMPLEMENTATION PROCEDURES - STRUCTURAL STEEL

VERIFICATION AND INSPECTION IBC Section 1704.2	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION
1. Fabrications Procedures: Review of fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved special inspection agency. At the completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents. -OR- 2. AISC Certification -OR- 3. International Accreditation Service's AC472 Certification for Metal Building Systems	Y	S	Fabricator shall submit one of the three qualifications	SII	PE/SE or EIT
4. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building code official stating that the work was performed in accordance with the approved construction documents.	Y	S	IBC 1704.2.2	SII	PE/SE or EIT

Project: New Building for Phoenix Property Management
Date Prepared: December 6, 2011

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION
IBC Section 1704.3					
5) Floor and roof deck welds	Y	P	AWS D1.3	S13	AWS-CWI
b. Reinforcing steel:					
1) Verification of weldability of reinforcing steel other than ASTM A706.	Y	C		S13	
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	Y	C	AWS D1.4 ACI 318 3.5.2		AWS-CWI
3) Shear reinforcement.	Y	C			AWS-CWI
4) Other reinforcing steel	Y	P			AWS-CWI
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:					
a. Details such as bracing and stiffening.	Y	P	IBC 1704.3.2	S11	PE/SE or EIT
b. Member locations.	Y	P			PE/SE or EIT
c. Application of joint details at each connection.	Y	P			PE/SE or EIT

Project: New Building for Phoenix Property Management
 Date Prepared: December 6, 2011

Structural Schedule of Special Inspections - STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION
IBC Section 1704.3					
1 Material verification of high-strength bolts, nuts and washers					
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	AISC 360, Section A3.3 and applicable ASTM material Standards	S11	PE/SE or EIT
b. Manufacturer's certificate of compliance required.	Y	S		S11	PE/SE or EIT
2 Inspection of high-strength bolting					
a. Snug-tight joints	Y	P	AISC 360, Section M2.5 IBC 1704.3.3	S13	AWS/AISC-SSI
b. Pretensioned and slip-critical joints using turn-of-nut with matchmarking, twist-off bolt or direct tension indicator methods of installation	Y	P			AWS/AISC-SSI
c. Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation	Y	C			AWS/AISC-SSI
3 Material verification of structural steel and cold-formed steel deck.					
a. For structural steel, identification markings to conform to AISC 360	Y	S	AISC 360, Section M5.5	S11	PE/SE or EIT
b. For other steel, identification markings to conform to ASTM standards specified in the approved construction documents.	Y	S	Applicable ASTM material standards	S11	PE/SE or EIT
b. Manufacturers' certified mill test reports	Y	S	ASTM A 6 or ASTM A 568 IBC Sect 1708.4	S11	PE/SE or EIT
4 Material verification of weld filler materials:					
a. Identification markings to conform to AWS specification in the approved construction documents.	Y	S	AISC 360, Section A3.5 and applicable AWS A5 documents	S13	PE/SE or EIT
b. Manufacturer's certificate of compliance required.	Y	S		S11	PE/SE or EIT
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	Y	S	AWS D1.1	S11	PE/SE or EIT
6 Inspection of welding					
a. Structural steel and cold-formed steel deck:					
1) Complete and partial penetration groove welds.	Y	C	AWS D1.1 IBC 1704.3.1	S13	AWS-CWI
2) Multipass fillet welds.	Y	C			AWS-CWI
3) Single-pass fillet welds > 5/16"	Y	C			AWS-CWI
4) Single-pass fillet welds < 5/16"	Y	P	AWS D1.1 IBC 1704.3.1		AWS-CWI

Structural Schedule of Special Inspections
CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION
IBC Section 1704.4					
1. Inspection of reinforcing steel, including prestressing tendons, and placement	Y	P	ACI 318: 3.5, 7.1-7.7	SI1 or SI2	PE/SE, EIT or ICC-RCSI
2. Inspection of reinforcing steel welding (Refer to Item 6B in Steel Construction Table below)	Y	P	AWS D1.4 ACI 318: 3.5.2	SI3	AWS-CWI
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used	Y	C	IBC 1911.5, 1912.1 ACI 318: 8.1.3, 21.2.8	SI1 or SI2	PE/SE, EIT or ICC-RCSI
4. Inspection of anchors installed in hardened concrete	Y	P	IBC 1912.1 ACI 318: 3.8.6, 8.1.3, 21.2.8	SI1 or SI2	PE/SE, EIT or ICC-RCSI
5. Verifying use of required design mix	Y	P	ACI 318: Ch 4, 5.2-5.4	SI1, SI2 or TA1	PE/SE, EIT or ICC-RCSI
6. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature <i>In the absence of project specific specifications, the frequency of testing shall be per the schedule following this table</i>	Y	C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8 IBC 1913.10	TA1	ACI-CFTT or ACI-STT
7. Inspection of concrete and shotcrete placement for proper application techniques	Y	C	ACI 318: 5.9, 5.10	SI1, SI2 or TA1	PE/SE, EIT or ICC-RCSI
8. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SI1, SI2 or TA1	PE/SE, EIT or ICC-RCSI

Concrete Testing Frequency:

Concrete cylinders shall be taken, and fresh concrete tested at least once per placement or at the following intervals:

- | | |
|----------------------------------|----------------|
| 1. Retaining walls and footings: | 50 cubic yards |
| 2. Isolated Footings: | 25 cubic yards |
| 3. Slabs: | 50 cubic yards |

Project: New Building for Phoenix Property Management
 Date Prepared: December 6, 2011

Structural Schedule of Special Inspections
SOILS & FOUNDATION CONSTRUCTION

VERIFICATION AND INSPECTION	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION
IBC Section 1704.7, 1704.8, 1704.9					
Verify existing soil conditions, fill placement and load bearing requirements					
1. Verify materials below shallow foundations are adequate to achieve design bearing capacity	Y	P	IBC 1704.7	SI2	PE/GE, EIT or ETT
2. Verify excavations are extended to proper depth and have reached proper material	Y	P	IBC 1704.7	SI2	PE/GE, EIT or ETT
3. Perform classification and testing of compacted fill materials	Y	P	IBC 1704.7	SI2	PE/GE, EIT or ETT
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	Y	C	IBC 1704.7	SI2	PE/GE, EIT or ETT
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly	Y	P	IBC 1704.7	SI2	PE/GE, EIT or ETT

Structural Schedule of Special Inspections

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 to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge or Special Inspector of Record deems it appropriate that the individual performing a stipulated test or inspection have a specific certification, license or experience as indicated below, such requirement shall be listed below and shall be clearly identified within the schedule under the Agent Qualification Designation.

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

Experienced Testing Technician

ETT	Experienced Testing Technician – An Experienced Testing Technician with a minimum 5 years experience with the stipulated test or inspection
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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.
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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

Other

Inspection Services (Exhibit A).

2.2.3.2 The SI shall prepare a report following each site visit.

2.2.3.3 The SI shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor or safety precautions and programs incident to the work of the Contractor.

2.2.3.4 The SI shall not be responsible for the failure of the Contractor to perform the construction work in accordance with the Contract Documents.

2.2.3.5 The SI shall not have the authority to stop work on the project.

2.2.4 Material Testing:

2.2.4.1 The SI shall review reports to determine if the Testing Laboratory(s) has verified conformance of the reported item of work with the Contract Documents.

2.2.4.2 The SI shall bring identified discrepancies to the attention of the Building Official, Prime Design Professional, Structural Engineer of Record, Client and Contractor.

Section 3 - Fees and Payments

3.1 Fees and Other Compensation

3.1.1 Services and Reimbursable Expenses are as stated in the Letter Agreement.

3.2 Payments on Account

3.2.1 Invoices for SI's services shall be submitted on a monthly basis. Invoices are payable when rendered and shall be considered past due if not paid within 60 days of the invoice date.

3.2.2 Retainers, if applicable to this project, shall be credited to the final invoice.

3.2.3 Inquiries or questions concerning the substance or content of any invoice shall be made to the SI in writing within 10 days of receipt of the invoice. A failure to notify the SI within this period shall constitute an acknowledgement that the service has been provided and payment is due.

3.3 Late Payments

3.3.1 A service charge will be charged at the rate of 1.5% (18% true annual rate) per month or the maximum allowable by law on the then outstanding balance of past due accounts. In the event any portion of the account remains unpaid 60 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

3.3.2 In the event that any portion of an account remains unpaid 30 days after billing, the SI may, without waiving any claim or right against the Client, and without liability

whatsoever to the Client, suspend or terminate the performance of all services.

Section 4 - Insurance, Indemnification & Risk Allocation

4.1 Insurance

- 4.1.1 The SI shall secure and endeavor to maintain professional liability insurance, commercial general liability insurance, and automobile liability insurance to protect the SI from claims for negligence, bodily injury, death, or property damage which may arise out of the performance of the SI's services under this Agreement. The SI shall, if requested in writing, provide certificates of insurance to the Client.

4.2 Indemnifications

- 4.2.1 The SI and the Client mutually agree to indemnify and hold each other harmless from any damages and losses arising from their own negligent acts, errors or omissions in their performance under this Agreement, to the extent that each party is responsible for such damages and losses on a comparative basis of fault.

4.3 Risk Allocation

- 4.3.1 In recognition of the relative risks, rewards and benefits of the Project to both the Client and the SI, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the SI's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement, from any cause or causes shall not exceed the amount of \$25,000 or the SI's fee, whichever is greater. Such causes include, but are not limited to, the SI's negligent act, errors, omissions, strict liability, breach of contract, breach of express or implied warranty, or any other theory of legal liability. This limitation of liability shall apply to the Structural Engineer of Record and its officers, members, directors, partners, agents, employees, and subconsultants.

Section 5 – Miscellaneous Provisions

5.1 Termination, Successors and Assigns

- 5.1.1 This Agreement may be terminated upon 10 days written notice by either party should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the SI for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.
- 5.1.2 The Client and SI each binds themselves, partners, successors, executors, administrators, assigns and legal representative to the other party of this Agreement and to the partners, successors, executors, administrators, assigns, and legal representative of such other party in respect to all covenants, agreements, and obligations of this Agreement.
- 5.1.3 Neither the Client nor the SI shall assign, sublet or transfer any rights under or interest in (including but without limitations, monies that may be due or monies that are due) this Agreement, without the written consent of the other, except as stated in the paragraph above, and except to the extent that the effect of this limitation may be restricted by law. Unless

- 1.3.3 **Contract Documents** are the Engineering and Architectural Drawings and Specifications issued for construction, plus clarification drawings, addenda, approved change orders and contractor designed elements.
- 1.3.4 **Inspection** is visual observations and materials testing to determine that the work is in substantial conformance with the requirements of the Contract Documents.
- 1.3.5 **Reimbursable Expenses** are expenses incurred directly or indirectly in connection with the project such as, but not limited to, transportation, meals or lodging for travel, long distance telephone calls and facsimile transmissions, overnight deliveries, courier services, professional service sales taxes, the cost of reproductions beyond those normally required for coordination and information purposes, and the cost of outside professional services.
- 1.3.6 **Shop Drawings** are those drawings prepared by or on behalf of the Contractor, based upon the Contract Documents that have been reviewed by and bear the review stamp of the appropriate design professionals.

Section 2 - Services

- 2.1 Services include those designated in the Scope of Special Inspection Services and further detailed below. Some inspection and testing duties may be performed by Testing Laboratories or other professionals.
- 2.2 Unless otherwise stated in the Agreement, the SI will provide the following services, as applicable to the project:
 - 2.2.1 Administrative Services:
 - 2.2.1.1 The SI shall keep records of all inspections related to Exhibit A.
 - 2.2.1.2 The SI shall review inspection and materials testing reports and bring identified discrepancies to the attention of the Building Official, the Prime Design Professional, Structural Engineer of Record, Client and Contractor.
 - 2.2.1.3 The SI shall distribute reports to the Building Official, the Prime Design Professional, Structural Engineer of Record, Client and Contractor. Reports will be submitted as required by the Building Official and the Prime Design Professional.
 - 2.2.2 Certificates of Compliance Review:
 - 2.2.2.1 Certificates of Compliance shall be reviewed for conformance with the standards specified in the Contract Documents. Identified discrepancies shall be brought to the attention of the Building Official, the Prime Design Professional, Structural Engineer of Record, Client and Contractor.
 - 2.2.3 Field Inspection:
 - 2.2.3.1 The SI shall make site visits to inspect work designated in the Scope of Special

EXHIBIT B - Terms and Conditions

This is an exhibit attached to and made part of the Agreement dated December 7, 2011, between

Phoenix Property Management _____ and M² Structural Engineering, P.C. _____
Client Structural Engineer (Special Inspector, SI)

Section 1 - General

1.1 This Agreement

- 1.1.1 These Terms and Conditions along with the Letter Agreement and Exhibit A form the Agreement as if they were part of one and the same document.
- 1.1.2 The Letter Agreement and Exhibit A may modify the applicability of these Terms and Conditions. Such limitation shall take precedence over provisions of this Exhibit.

1.2 General obligations of the Special Inspector and the Client

- 1.2.1 The Special Inspector (SI) shall perform Special Inspection Services as specified in Exhibit A and detailed in these Terms and Conditions. In rendering these services, the SI shall apply the skill and care ordinarily exercised at the same time and locale by structural engineers performing special inspection services.
- 1.2.2 The SI makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with SI's Services.
- 1.2.3 The Client shall provide to the SI a complete set of Documents, signed and sealed by the Licensed Design Professional and approved by the Building Official, and applicable approved shop drawings and related documents, including the construction schedule.
- 1.2.4 The Client shall direct the Contractor to notify the SI of the Contractor's progress so the SI will have at least 24 hours notice prior to performance of work that will require inspection or testing.
- 1.2.5 The Client and SI shall each designate a person to act with authority on their behalf with respect to all aspects of the project.
- 1.2.6 The SI shall notify the Contractor of their presence and responsibilities at the job site.
- 1.2.7 The SI shall submit to the Building Official all required reports.

1.3 Definitions

- 1.3.1 **Special Inspector (SI)** is the licensed individual or firm that implements the special inspection program for the project.
- 1.3.2 **Testing Laboratory** is an agency or firm qualified to perform field and laboratory tests to determine the characteristics and quality of building materials and workmanship.

1. Review of soils and placement of fill as required by the Statement of Special Inspections.
2. Field inspection of Bolted and/or Welded steel connections.
3. Inspection of welding of reinforcing steel.
4. On site review of fabricator(s) shop(s), if required.
5. Special inspections of cold-formed steel framing.

EXHIBIT A – Scope of Special Inspection Services

This is an exhibit attached to and made part of the Agreement dated December 7, 2011, between

Phoenix Property Management and M² Structural Engineering, P.C.
Client Structural Engineer (Special Inspector, SI)

BASIC SERVICES

M² Structural Engineering, P.C. will provide WORK consisting of:

1. Site visits as required during foundation construction for general conformance with the contract documents and to review concrete placement.
2. Review concrete inspection field reports by the Testing Agency, as necessary, for work performed by ACI or ICC certified inspectors to verify concrete reinforcing work performed was in accordance with contract documents.
3. Review of concrete inspection field reports provided the Testing Agency for work performed by ACI or ICC certified inspectors to verify concrete placement work was in accordance with contract documents.
4. Review of concrete inspection field reports provided by the Testing Agency for work performed by ACI or ICC certified inspectors to verify bolts installed in concrete prior to and during placement. Reports shall indicate conformance of bolt position, embedment and concrete placement and consolidation around bolts.
5. Review of laboratory test reports for concrete test cylinders.
6. Site visits as required during, and one (1) site visit following structural steel erection to verify framing details are in conformance with Construction Documents.
7. Review of submittals required by the Statement of Special Inspections prepared by the Structural Engineer of Record and will include:
 - a. Review of AISC or IAS Certification documentation from Structural Steel fabricator.
 - b. Review of Structural Steel or Metal Building fabricator's "Certificate of Compliance."
 - c. Review of required Welder's Certificate submittals.
 - d. Review of material verification submittals.
8. Review of field reports, by others, for the inspection of field bolted and field welded connections.
9. Preparation and distribution of Non-Conformance reports as required.
10. Preparation and distribution of Interim Special Inspection Reports as required by the Structural Engineer of Record and/or Building Official.
11. Preparation of Final Report of Special Inspections.

EXCLUDED SERVICES

Services not included above are excluded from the WORK.

SERVICES BY OTHERS

The following services are to be provided by others or may be provided by M² Structural Engineering, P.C. as an additional service. For the purposes of this Agreement, the following are not included as part of M² Structural Engineering, P.C.'s WORK:

Reimbursable expenses will be billed at cost plus 10% in addition to the fee.

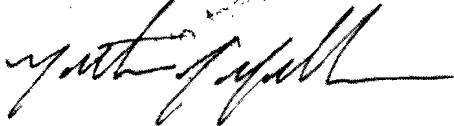
Our current hourly rate for engineering services is \$100.00 per hour. This rate is effective through the last day of December 2012.

Additional Services will be charged at our standard hourly rates or billed at a mutually agreed upon fee.

This Letter of Agreement, and Exhibits A and B hereto, constitute the entire Agreement between the parties. Please examine these documents and sign and return one copy to me.

We are looking forward to working with you on this Project.

Respectfully,
M² Structural Engineering, P.C.



Matthew J. Miller, P.E.
President

Accepted by:

(Signature)

(Date)

(Printed Name)

(Title)



23 Thornbury Way
Windham, ME 04062
(207) 892-0983

An Agreement between Client and Structural Engineer for Special Inspection Services

Based on the Council of American Structural Engineers document 4-2008

December 7, 2011

Phoenix Property Management
Attn: Aaron Bateman
PO Box 759
Saco, ME 04072

Reference: New Building for Phoenix Property Management
Hutchins Drive, Portland, ME
P2011-34

RECEIVED
DEC - 7 2011
Dept. of Building Inspections
City of Portland Maine

Dear: Aaron

We are pleased to propose the following Agreement for providing special inspection services on the above referenced project.

DESCRIPTION OF PROJECT

The Project consists of:

- A 7000 square foot pre-manufactured metal building.
- A 2400 square foot salt storage shed.
- And a 200 foot long (approx..) retaining wall.

SCOPE OF SERVICES

The services to be provided are described in the Scope of Special Inspection Services (Exhibit A) and the Terms and Conditions (Exhibit B). The services are based on Drawings prepared by Ted Greenlaw, CORLE, and Attar Engineering, Inc and the Draft Statement of Special Inspections dated December 6, 2011. It is our understanding that Phoenix Property Management will engage the services of a testing lab to perform field testing and inspection services under a separate contract.

Special Inspections for other disciplines not itemized in Exhibit A may be required, but are not included in this Agreement.

COMPENSATION

Compensation for our services will be a fee calculated on an hourly rate basis per our current hourly rates as indicated below. Fees for outside consultants will be billed at a cost plus 10% in addition to the fee. At this time we estimate the total fee to be between \$1500.00 and \$2000.00. This total fee shall be understood to be an estimate and is based on a construction time of three (3) months. If Basic Services have not been completed within this time, through no fault of the Structural Special Inspector, the amounts of compensation set forth in this Agreement shall be equitably adjusted.

To: Aaron Bateman

Subject: RE: Foundation Plans & Anchor Bolt Plans / Reactions

Aaron,

Attached, please find a copy of my proposal for Special Inspection Services. You should be getting a separate proposal from S.W. Cole.

Please let me know if you have any questions.

Regards,

Matt

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1873 / Virus Database: 2102/4669 - Release Date: 12/09/11

Thanks Aaron, that's fine for the additional services information.

The only remaining item I have is the Com Check certificates, did I miss seeing these in an email?
Let me know if this is forthcoming, if not, I could issue the permit with a condition for this.

Jeanie

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 12/9/2011 9:00 AM >>>

Hi Jeanie,

Attached is the statement of special Inspections. There is a small scope of services by others that will be performed by SW Cole. As soon as I have their info in hand I will forward it.

Could you send us a quick update of where you see the project permit at this point. We would like to start the foundation next week and are hoping the full permit could be pulled early in the week.

Thanks

Aaron

From: Jeanie Bourke [<mailto:JMB@portlandmaine.gov>]
Sent: Thursday, December 08, 2011 8:46 AM
To: Aaron Bateman
Cc: Bill Southworth; Josh Cushman
Subject: Re: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Hi Aaron,

In addition to the scope and agreement of special inspections provided, please submit the "Draft (or finalized) Statement of Special Inspections dated December 6, 2011", and the Services By Others as outlined in Exhibit A.

Thanks'

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 12/7/2011 4:23 PM >>>

Please find attached a proposal for special inspections.

Thanks

Aaron

From: Matthew J. Miller, P.E. [<mailto:matt@m2se.com>]
Sent: Wednesday, December 07, 2011 3:32 PM

From: Aaron Bateman [mailto:abateman@phoenixmanagementcompany.com]
Sent: Tuesday, December 13, 2011 10:24 AM
To: 'Matthew J. Miller, P.E.'
Subject: FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Hi Matt,

Could you please review the e-mail from Jeanie and get back to me.

Thanks
Aaron

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, December 09, 2011 2:09 PM
To: Aaron Bateman
Cc: Bill Southworth; Josh Cushman
Subject: RE: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Hi Aaron,

I am ok with issuing the permit with certain conditions, however, after further review of the statement of special inspections, I do have a couple of items. I apologize for not seeing this at first.

1. On page 11 of 12, Seismic Resistance, the engineer will need to justify not requiring inspections for 1.a as this is seismic design D
2. Engineers justification for no Quality Assurance Plan for seismic design D, Sec. 1705.3.1 only exempts design C.
3. A sealed and sign copy of the statement will need to be submitted, this can be a condition.

Thanks,
Jeanie

>>> Aaron Bateman <abateman@phoenixmanagementcompany.com> 12/9/2011 11:06 AM >>>
Hi Jeanie,

I have called Josh from Portland Builders asking him to take care of the Com Check certificates. I do not believe these have been provided to date. In the mean time if you could issue the permit with this as a remaining condition that would be great.

I could send someone over today to grab it if that is possible.

Thanks for all the help on this!

Aaron

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, December 09, 2011 11:02 AM
To: Aaron Bateman
Subject: RE: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Jeanie Bourke - FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions

From: Aaron Bateman <abateman@phoenixmanagementcompany.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
Date: 12/13/2011 1:20 PM
Subject: FW: FW: Foundation Plans & Anchor Bolt Plans / Reactions
CC: "Josh Cushman" <jcushman@portlandbuilders.com>, Bill Southworth <BSout...>
Attachments: Phoenix Seismic.pdf

Hi Jeanie,

Below is Matt's response. Please let me know if we need to provide additional information.

Thanks
Aaron

From: Matthew J. Miller, P.E. [mailto:matt@m2se.com]
Sent: Tuesday, December 13, 2011 12:14 PM
To: Aaron Bateman
Subject: RE: FW: Foundation Plans & Anchor Bolt Plans / Reactions

Aaron,

Based on my quick investigation, the Mapped Spectral Accelerations should be:

$S_s = 0.322$
 $S_1 = 0.078$

Based on these values the Design Spectral Accelerations for Site Class E should be:

$S_d_s = 0.487$
 $S_d_1 = 0.182$

Since this is a category II building these values correspond to a Seismic Design Category C.

A copy of my backup information is attached, where the design values for the 2009 IBC are based on the 2003 NEHRP provisions.

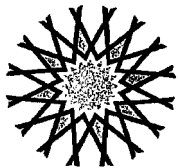
In review of the anchor rod drawings, the SER has the values of S_s and S_1 listed at 0.41 and 0.1. If we use these higher values, then yes the building would be in seismic design category D.

I would recommend that the EOR from CORLE review the seismic values, and adjust them as necessary.

Please let me know if you have any questions or need any additional information.

Regards,

Matt



ATTAR

ENGINEERING, INC

CIVIL STRUCTURAL MARINE

Ms. Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

June 17, 2011
Project No.: C010-11

**Re: Hutchins Drive Maintenance Facility
144 Hutchins Drive
Portland, Maine**

Dear Ms. Barhydt:

On behalf of Phoenix Property Services I have attached a Level II Preliminary Site Plan application for your review and consideration for the referenced project. The project involves a new, 7,000 S.F. commercial maintenance building, A 2,400 SF salt shed, associated parking, access and utility improvements. The project site (Tax Assessor's Map 240, Block A, Lot 4) is located in the Industrial – Moderate Impact (IM) District and is approximately 2.16 acres in area.

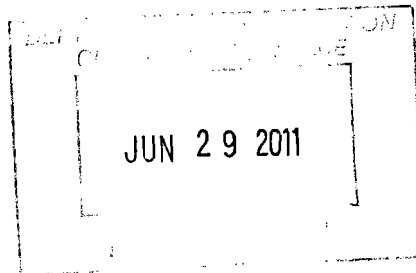
This project requires a Stormwater Permit by Rule from the Maine Department of Environmental Protection, an application for which has been filed and is included in this application.

Please contact me for any additional information or clarifications required.

Sincerely,

Christopher L. Stairs, EIT.
Project Engineer

cc: Phoenix Property Services



Project Summary – Hutchins Drive Maintenance Facility

The purpose of this project is to obtain permitting for a proposed 7,000 S.F. maintenance facility, a 2,400 S. F. salt shed, associated parking, access and utility improvements.

The proposed development will take place on Tax Assessor's Map 240, Block A, Lot 4. This lot is approximately 2.16 acres in area and is owned by Maine Alpha Floor Sanding. The applicant has a purchase and sale agreement with the owner.

Zoning is Industrial – Moderate Impact (IM). The proposed use will be a combination of repair services and warehousing and distribution. Both of which are permitted in the Industrial District.

Water service will be provided by the Portland Water District through an existing 42" Dia. main within a right of way adjacent to the Hutchins Drive right of way.

Sewer service will be provided by the Portland Sewer Department through connection to an existing 8" Dia. ductile iron pipe located within the Ranger Drive right-of-way

Overhead utilities will need to be extended along Hutchins Drive approximately 145' and across the right of way to the property. From there utilities will be installed underground.

Site lighting will consist of residential type cut-off wall-pack fixtures to be placed at each entry door to the proposed building.

The project will require a Stormwater Permit by Rule from the Maine Department of Environmental Protection (MDEP) Permit (*Chapter 500 – Stormwater Management*). A copy of this application had been included with this application.

Traffic for the majority of the year will be based on an average of 5 employees which will create an average daily trip total of 10 trips. During storm events the owner is projecting to see approximately 30 trucks per day loading salt.

There is a private 30' wide drainage easement running through the site from the westerly property line to the north easterly corner of the property. In addition there is an easement to the city of Portland along the Hutchins Drive right of way.

Landscaping will consist of existing vegetation, turf areas and proposed plant materials.

Commercial solid waste disposal will be provided by a dumpster / compactor located on site.

PROJECT NAME: Hutchins Drive Maintenance Facility

PROPOSED DEVELOPMENT ADDRESS:

144 Hutchins Drive

PROJECT DESCRIPTION:

Proposed 7,000 SF, (65' X 107') industrial building with a separate 40' X 60' salt shed and associated parking.

CHART/BLOCK/LOT: 240-A-4 **PRELIMINARY PLAN** 6/17/11 (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Phoenix Property Services Business Name, if applicable: Address: P.O. Box 759 City/State: Saco, ME Zip Code: 04072	Applicant Contact Information Work # (207) 571-3061 Home# Cell # Fax# e-mail: abateman@phoenixmanagementcompany.com
Owner – (if different from Applicant) Name: Maine Alpha Floor Sanding Address: 23 Rabbit Run City/State: Portland, ME Zip Code: 04102	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Attar Engineering, Inc. Kenneth A. Wood, P.E. Address: 1284 State Road City/State: Eliot, ME Zip Code: 03903	Agent/Representative Contact Information Work # (207) 439-6023 Cell # e-mail: ken@attarengineering.com
Billing Information Name: Same as Agent/Representative Address: City/State: Zip Code:	Billing Information Work # Cell # Fax# e-mail:

Engineer Name: Attar Engineering, Inc. Address: Kenneth A. Wood, P.E. 1284 State Road City/State: Eliot Zip Code: 03903	Engineer Contact Information Work # (207) 439-6023 Cell # Fax# (207) 439-2128 e-mail: ken@attarengineering.com
Surveyor Name: Address: City/State: Zip Code:	Surveyor Contact Information Work # Cell # Fax# e-mail:
Architect Name: Address: City/State: Zip Code:	Architect Contact Information Work # Cell # Fax# e-mail:
Attorney Name: Address: City/State: Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)	Fees Paid (office use) _____ _____	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Section 14-403 Review (\$400 + \$25/lot) # of Lots ____ x \$25/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation	Fees Paid (office use) _____ _____
The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review is assessed separately.			
Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)	Fees Paid (office use) _____ _____		

APPLICATION SUBMISSION

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Until December 1, 2010, submissions shall include seven (7) packets with folded plans containing the following materials:

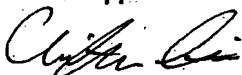
1. **Seven (7) full size site plans** that must be **folded**.
2. Seven (7) copies of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), 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 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 a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: June 17, 2011
--	------------------------

PROJECT DATA

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

Total Site Area	94,090	sq. ft.
Proposed Total Disturbed Area of the Site	48,023	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	21,658	sq. ft.
• Existing Total Impervious Area	0	sq. ft.
• Proposed Total Impervious Area	30,234	sq. ft.
• Proposed Total Impervious Area		sq. ft.
• Proposed Impervious Net Change	30,234	sq. ft.
BUILDING AREA		
• Proposed Building Footprint	9,400	sq. ft.
• Proposed Building Footprint Net change		sq. ft.
• Existing Total Building Floor Area	0	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	IM (Moderate Industrial)	
• Proposed, if applicable	IM (Moderate Industrial)	
LAND USE		
• Existing		
• Proposed		
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	0	
• Proposed Number of Parking Spaces	13	
• Number of Handicapped Parking Spaces	1	
• Proposed Total Parking Spaces	14	
BICYCLE PARKING SPACES		
• Existing Number of Bicycle Parking Spaces		
• Existing Number of Bicycle Parking Spaces		
• Proposed Number of Bicycle Parking Spaces		
• Total Bicycle Parking Spaces		
ESTIMATED COST OF PROJECT		
	?	

General Submittal Requirements – Preliminary Plan (Optional)

Level II Site Plan

Preliminary Plan Phase Check list (if elected by applicant)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Completed application form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written description of project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Copies of required State and/or Federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 ((1 paper copy as of Dec. 1)	Written assessment of zoning.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards, where applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written summary of significant natural features located on the site.
<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Written summary of project's consistency with related city master plans.
Applicant Checklist	Planner Checklist	Number of Copies	Site Plan Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (preliminary layout).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary stormwater management and erosion control plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).



- Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).



- Existing and proposed easements or public or private rights of way.

General Submittal Requirements – Final Plan (Required)

Level II Site Plan

Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
<input type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection).
<input type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards.
<input type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Final Plan Phase

<input type="checkbox"/>	<input type="checkbox"/>	7 (1 paper copy as of Dec. 1)	Final Site Plan including the following
<input type="checkbox"/>	<input type="checkbox"/>		Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input type="checkbox"/>		Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed site access and circulation.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed grading and contours.
<input type="checkbox"/>	<input type="checkbox"/>		Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed loading and servicing areas, including applicable turning templates for delivery vehicles
<input type="checkbox"/>	<input type="checkbox"/>		Proposed snow storage areas or snow removal plan.
<input type="checkbox"/>	<input type="checkbox"/>		Proposed trash and recycling facilities.
<input type="checkbox"/>	<input type="checkbox"/>		Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input type="checkbox"/>	<input type="checkbox"/>		Existing and proposed utilities.

<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed finish floor elevation (FFE).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Exterior building elevation(s) (showing all 4 sides).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed stormwater management and erosion controls.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Exterior lighting plan, including street lighting improvements..</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed signage.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Total area and limits of proposed land disturbance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Soil type and location of test pits and borings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Details of proposed pier rehabilitation (Shoreland areas only).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Existing and proposed easements or public or private rights of way.</i>



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST



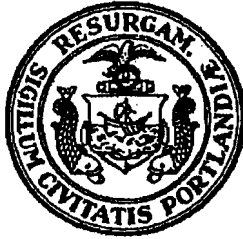
A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: 6/17/11

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 144 Hutchins Drive, Portland, ME

(Regarding addressing, please contact Leslie Kaynor, either at 756-8346,
or at LMK@portlandmaine.gov)

Chart Block Lot Number: 240, A, 4

Proposed Use: _____

Previous Use: Undeveloped

Existing Sanitary Flows: 0 GPD

Existing Process Flows: 0 GPD

Description and location of City sewer, at proposed

building sewer lateral connection:

Existing sewer manhole located on Hutchins Drive

Site Category	Commercial	<u>X</u>
	Industrial (complete part 4 below)	_____
	Governmental	_____
	Residential	_____
	Other (specify)	_____

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 75 GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine,"
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: Phoenix Management Company
 Owner/Developer Address: P.O. Box 759, Saco, ME 04072
 Phone: (207) 571-3061 Fax: _____ E-mail: abateman@phoenixmanagementcompany.cc
 Engineering Consultant Name: Attar Engineering, Inc.
 Engineering Consultant Address: 1284 State Road, Eliot, ME 03903
 Phone: (207) 439-6023 Fax: (207) 439-2128 E-mail: ken@attarengineering.com
 City Planner's Name: Barbara Barhydt Phone: (207) 874-8699

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD
 Do you currently hold Federal or State discharge permits? Yes No
 Is the process wastewater termed categorical under CFR 40? Yes No
 OSHA Standard Industrial Code (SIC): _____
 Peaking Factor/Peak Process Times: _____

(<http://www.osha.gov/oshstats/sicser.html>)

PHOENIX PROPERTY SERVICES

P.O. BOX 759
SACO, MAINE 04072-5118

City of Portland
Planning and Urban Development Department
Planning Department
Fourth Floor, City Hall
389 Congress Street
Portland, Maine 04101

June 16, 2011

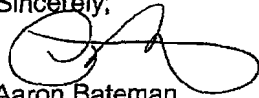
RE: 144 Hutchins Drive

Dear Planning Staff:

Kenneth A. Wood, P.E. and Christopher L Stairs, E.I.T. of Attar Engineering, Inc. will be acting as our agents for the Level II applications for the referenced project.

Please contact me for any additional information.

Sincerely,



Aaron Bateman
President

PURCHASE AND SALE AGREEMENT - LAND ONLY

April 27, 2011
Offer Date

Effective Date
Effective Date is defined in Paragraph 20 of this Agreement

1. PARTIES: This Agreement is made between Phoenix Property Services, ("Buyer") and Maine Alpha Floor Sanding, ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland County of Cumberland State of Maine, located at 144 Hutchins Dr and described in deed(s) recorded at said County's Registry of Deeds Book(s) 17009, Page(s) 186

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 170,000.00 Buyer () has delivered; or (X) will deliver to the Agency within 7 days of the Offer Date, a deposit of earnest money in the amount \$ 10,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered n/a. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: CBRE/The Boulos Company ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until April 28, 2011 (date) 5.00 AM (X) PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on October 31, 2011 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Quit-Claim with Covenant deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) no others. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

January 2011 Page 1 of 4 - P&S-LO Buyer(s) Initials [Signature] Seller(s) Initials _____

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5/30/11</u>	<u>buyer</u>	<u>buyer</u>
2. SOILS TEST Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5/30/11</u>	<u>buyer</u>	<u>buyer</u>
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>9/30/11</u>	<u>buyer</u>	<u>buyer</u>
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
6. UTILITIES Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5/30/11</u>	<u>buyer</u>	<u>buyer</u>
7. WATER Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5/30/11</u>	<u>buyer</u>	<u>buyer</u>
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
9. DEP/LURC APPROVALS Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>9/30/11</u>	<u>buyer</u>	<u>buyer</u>
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
11. HABITAT REVIEW/WATERFOWL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
12. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>9/30/11</u>	<u>buyer</u>	<u>buyer</u>
13. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
15. OTHER Purpose: <u>Building permits and approvals</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>9/30/11</u>	<u>buyer</u>	<u>buyer</u>

Further specifications regarding any of the above: All buyer due diligence to be completed by 5/30/11. Receipt of permits and approvals to be completed by 9/30/11. Buyer agrees to apply for permits and approvals within fifteen (15) days of the effective date of this contract.

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS: Buyer will provide financing commitment subject to permits and approvals by 6/30/11. Seller agrees to compensate or cause RE/MAX By The Bay to be compensated 4% of contract price at closing.

23. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

24. ADDENDA: Yes Explain: _____ No

Buyer's Mailing address is _____
 _____ 4/27/11 _____
 BUYER DATE BUYER DATE
 Phoenix Property Services.

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is _____

 SELLER Maine Alpha Floor Sanding DATE SELLER DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

 SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

 BUYER DATE BUYER DATE

EXTENSION:

The time for the performance of this Agreement is extended until _____ DATE

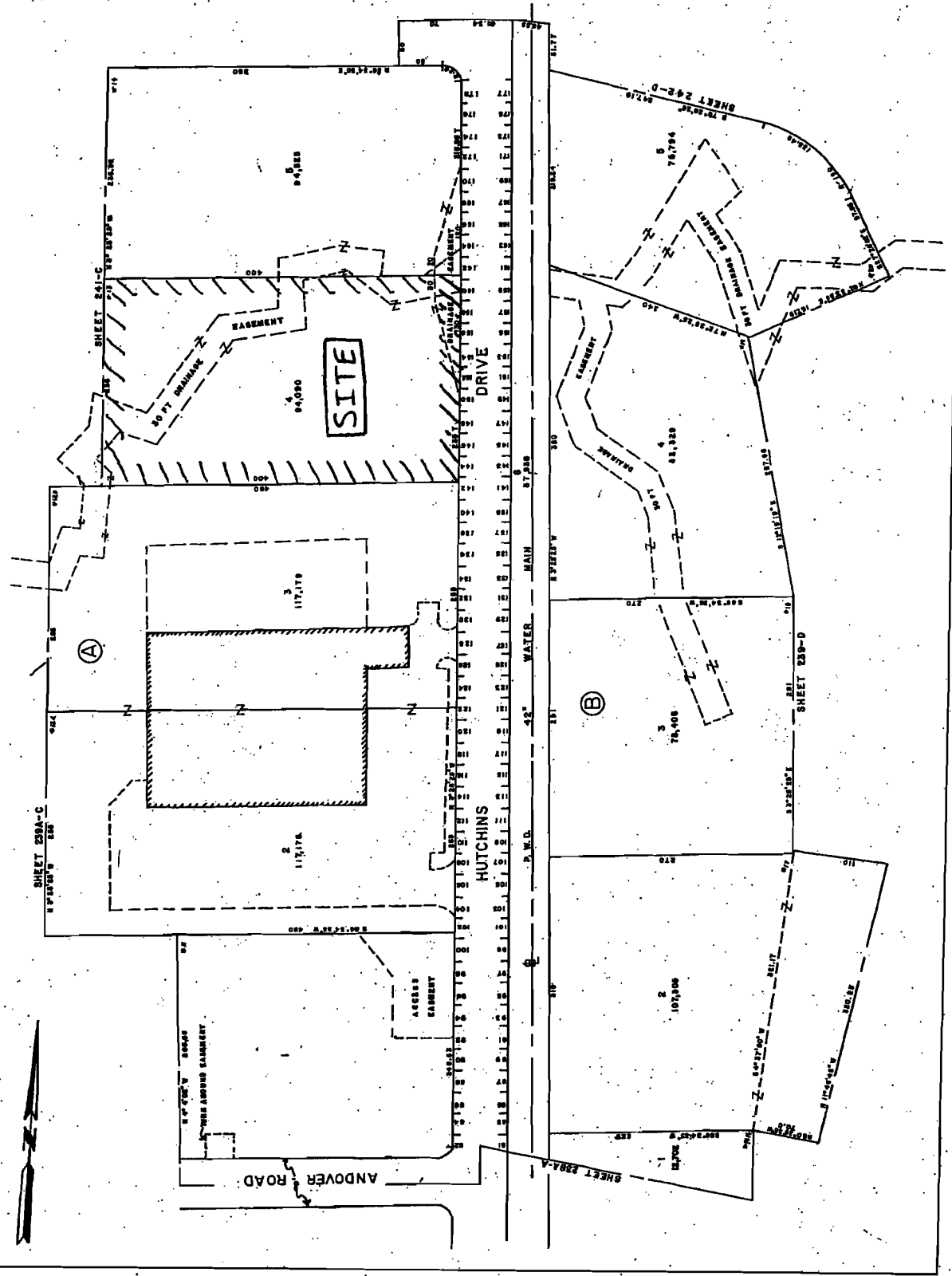
 SELLER DATE SELLER DATE

 BUYER DATE BUYER DATE



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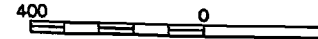
LOCATION MAP
HUTCHINS DRIVE
USGS 7.5 MINUTE SERIES
PORTLAND WEST QUADRANGLE
SCALE: 1 : 2,000



insurance agent or call the National Flood Insurance Pro



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND,
MAINE
CUMBERLAND COUNTY

PANEL 12 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230051 0012 C

MAP REVISED:
DECEMBER 8, 1998



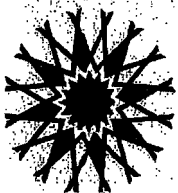
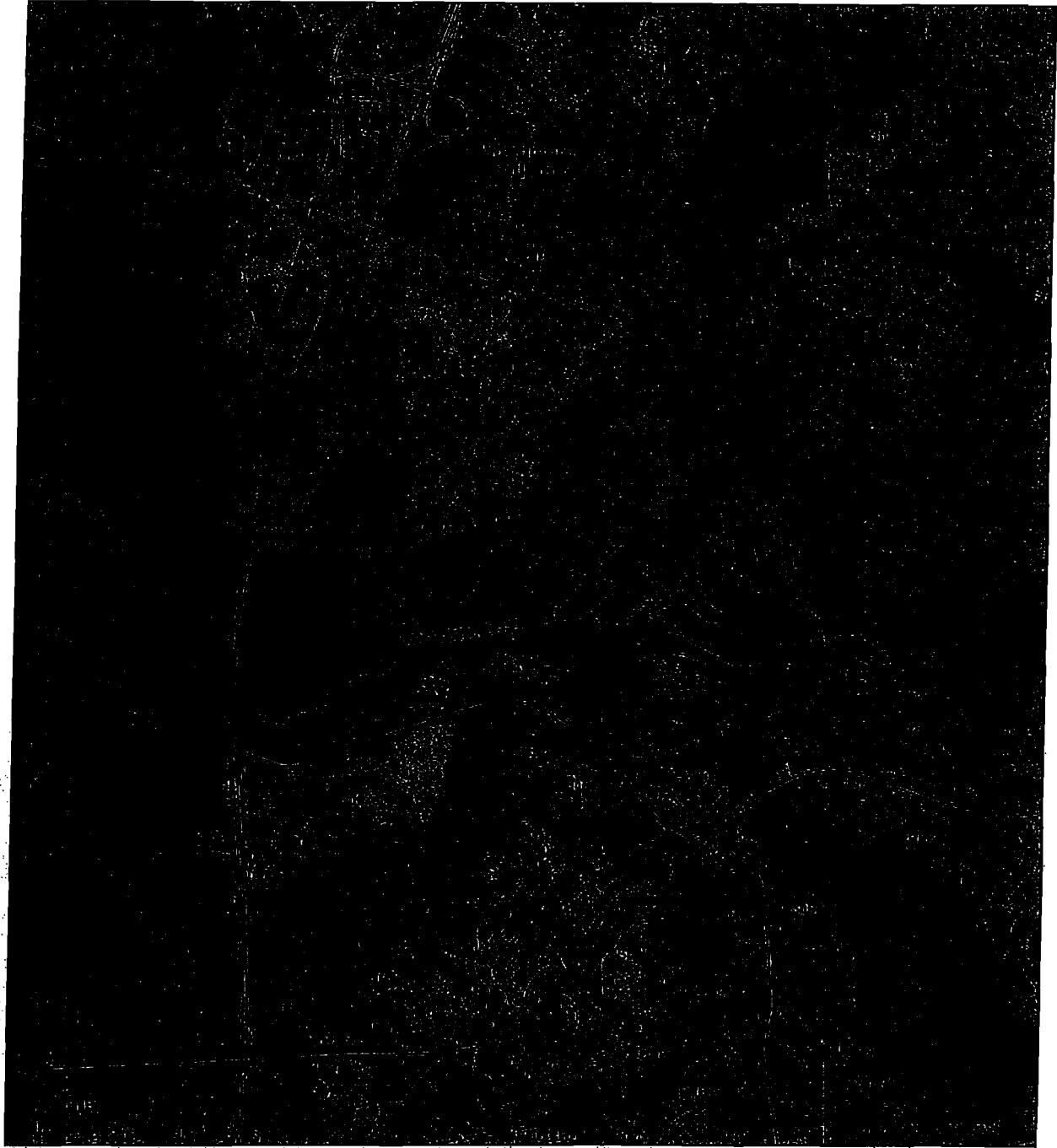
Federal Emergency Management Agency

CONGRESS

TURNPIKE

95

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



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SOILS MAP
144 HUTCHINS DRIVE
SOIL SURVEY OF
CUMBERLAND COUNTY
SCALE: 1 : 2,000

List of Abutters

Project: Hutchins Drive – Portland, ME C010-11

Location: Map 240 Lot A004 001

Map	Parcel	Property Owner	Address
240	B004 001, B005 001, A005 001	Spring Harbor Hospital	216 Vaughan St. Ground Floor Portland, ME 04102
240	B003 001	Trophy Building LLC	299 Forest Avenue Portland, ME 04101
240	A002 001	UNUM Life Insurance Company of America	2211 Congress Street Portland, ME 04102
		Town of Westbrook	
006	000 017	Spring Harbor Hospital	123 Andover Road Westbrook, ME 04092



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CIVIL • STRUCTURAL • MARINE

Marybeth Richardson
Maine Department of Environmental Protection
312 Canco Road
Portland, Maine 04103

June 17, 2011
Project No.: C010-11

**RE: 144 Hutchins Drive – Portland, Maine
Stormwater Permit-By-Rule (PBR) Application**

Dear Ms. Richardson:

I have attached a stormwater PBR application for the referenced project. Included in the application is a Letter of Agent Authorization and a plan set for your review. The project involves a new, 7,000 S.F. maintenance building, a 2,400 SF salt shed and associated parking, access and utility improvements. The project site (Tax Map 240, Block A, Lot 4) is located in the Industrial Moderate (IM) District and is approximately 2.16 acres in area.

The existing site is completely wooded with a wetland running through the property from the westerly property line the north east corner. The completed development will create approximately 30,234 S.F. of impervious area.

Please contact me for any additional information. Thank you for your assistance.

Sincerely;

Christopher L. Stairs, EIT.

cc: Phoenix Management Services

C010-11stpbrover

STORMWATER PBR APPLICATION FORM
PLEASE TYPE OR PRINT IN INK ONLY

1. Name of Applicant:		Aaron Bateman/Pheonix Property Services		5. Name of Agent: (if applicable)		Ken Wood/ Christopher Stairs	
2. Applicant's Mailing Address:		PO Box 759 Saco, ME 04072-5118		6. Agent's Mailing Address:		Attar Engineering, Inc. 1284 State Road Eliot, ME 03903	
3. Applicant's Daytime Phone #:		(207) 571-3061		7. Agent's Daytime Phone #:		(207) 439-6023	
4. Applicant's Fax #: (if available)		---		8. Agent's Fax # and email address:		(207) 439-2128	
9. Location of Project: (Road, Street, Rt.#)		144 Hutchins Drive		10. Town:		Portland	
				11. County:		Cumberland	
12. Is this PBR for renewal of an individual stormwater permit? If yes, skip to Block 27 and signature page.							<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13. Type of Direct Watershed: (Check all that apply)		<input type="checkbox"/> Lake not most at risk <input type="checkbox"/> Lake most at risk <input type="checkbox"/> Lake most at risk, severely blooming <input checked="" type="checkbox"/> River, stream or brook <input type="checkbox"/> Urban impaired stream <input type="checkbox"/> Freshwater wetland <input type="checkbox"/> Coastal wetland <input type="checkbox"/> Wellhead of public water supply		14. Amount of Developed Area:		<input type="checkbox"/> Total # of _____ acres OR <input checked="" type="checkbox"/> Total # of <u>48,023</u> square feet	
				15. Amount of Impervious Area:		<input type="checkbox"/> Total # of _____ acres OR <input checked="" type="checkbox"/> Total # of <u>30,234</u> square feet	
16. Creating a common plan of development or sale?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17. Name of waterbody(ies) to which the project site drains:			Stroudwater River	
18. Brief Project Description:		See attached sheet.					
19. Size of Lot or Parcel:		<input type="checkbox"/> Total of _____ square feet OR <input checked="" type="checkbox"/> Total of <u>2.16</u> acres		20. UTM Locations: (if known)		UTM Northing: UTM Easting:	
21. Deed Reference Numbers:		Book#: 144 Page#: 73		22. Map and Lot Numbers:		Map #: 240 Lot #: 4	
23. Project started prior to application?		<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No	If yes, Completed?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	24. Resubmission of Application?	
25. Written Notice of Violation?		<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No	If yes, name of DEP enforcement staff involved:				
26. Detailed Directions to the Project Site: (Attach separate sheet if necessary)		See attached sheet.					
27. SUBMISSIONS ▼							
<input type="checkbox"/> This form (signed and dated) <input type="checkbox"/> Fee		<input type="checkbox"/> Dept. of Inland Fisheries and Wildlife Approval (if in Essential Habitat)		<input type="checkbox"/> Photos of Area <input type="checkbox"/> ESC Plan <input type="checkbox"/> Location Map <input type="checkbox"/> Site Plan		For Renewal of an individual Stormwater permit only: <input type="checkbox"/> This form (signed and dated) <input type="checkbox"/> Copy of original stormwater permit <input type="checkbox"/> Fee	

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	
PBR #	FP		Acc. Date	Def. Date	After Photos

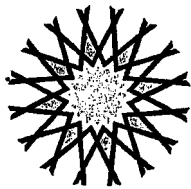
CONSTRUCTION SIGNATURE

With this Stormwater PBR notification form and my signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit. I have read and will comply with all of the MCGP standards. In addition, I will file a Notice of Termination (NOT) within 20 days of project completion.

If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.

Signed _____

Date: _____



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STORMWATER MANAGEMENT PLAN 144 HUTCHINS DRIVE PORTLAND, MAINE

Project No.: C010-11

June 17, 2011

◆ Scope

This stormwater management plan has been prepared for 144 Hutchins Drive, a proposed commercial facility located in Portland, Maine. The developer, Phoenix Property Services proposes to construct the facility on an approximately 2.16 acre lot. The facility will consist of a 7,000 S.F. single-level building, a 2,400 S.F. salt shed and associated parking, driveway and utility improvements to support the development.

The project will create approximately 1.1 acres of developed area and approximately 0.70 acres of impervious area. Therefore the project must receive a Maine Department of Environmental Protection (MDEP) Chapter 500 (Stormwater Management) permit and must meet the Basic Standards, described in the MDEP publication, *Chapter 500, Stormwater Management*. The project must also meet the stormwater management requirements outlined in the Portland, Maine Zoning Ordinance.

◆ Site and Watershed Description

The site is located on Hutchins Drive in Portland, Maine. A 7½ minute series U.S.G.S. map of the project area is attached; the parcel is located near the end of Hutchins Drive on the left side of the road. The site is undeveloped, containing both wooded uplands and wooded wetlands.

The site is located in the Stroudwater River Watershed (source: USGS 7 ½ minute series, Portland West). The site drains to a wetland/ stream winding through the site from west to east. This stream outlets to the Stroudwater River within a half mile.

The topography of the site is rolling to steep (existing grades from 0% to 25%). On-site elevations (datum is NGVD1929) range from approximately 36' where the wetland exits the property to approximately 67' at the southerly edge of the developed area.

No areas of the site are located within a 100-Year Special Flood Hazard Area as determined by the Federal Emergency Management Agency (FEMA).

Proposed cuts and fills are mostly between 0 and 6 feet, with a maximum cut of 8 feet in some areas.

◆ Soils/Hydrologic Soil Groups

Soil types and their respective Hydrologic Soil Groups (HSG) were determined from the Soil Survey of Cumberland County, Maine. On site soils consist of Elmwood fine sandy loam (EmB, HSG C) and Sulphhemists (Frequently Flooded).

◆ **Methodology**

The stormwater quantity analysis was conducted using the HydroCAD Stormwater Modeling System by Applied Microcomputer Systems. The analysis was accomplished to determine the "Existing Condition" and "Developed Condition" stormwater flows. Both cases were analyzed for the 2, 10, and 25 year, 24-hour frequency storm events. The Existing Condition analyzes the site as it currently exists and the Developed Condition models the site with the proposed improvements described above.

◆ **Water Quantity Analysis and Results**

Existing Condition

The site was modeled as one subcatchment (SC) for the Existing Condition analysis. Analysis Point (AP) 1 was selected at the edge of the onsite wetland. Analysis Point 1 is located downstream of the proposed developed areas and provide a convenient location to compare Existing Condition flows to Developed Condition flows.

Developed Condition

The Developed Condition analysis consists of three subcatchments. Other features such as ponds and reaches were added to account for on-site routing, detention and treatment of stormwater. All Developed Condition flows are routed to AP 1 which is described above.

Tables showing Existing Condition peak flows, Developed Condition peak flows and the change in peak flow from Existing Condition to Developed Condition are presented on a separate page.

◆ **Summary**

The use of detention ponds to attenuate peak flows results in no significant increase in peak runoff quantity from the proposed 144 Hutchins Drive. No adverse effects are anticipated on any downstream properties or drainage structures for the analyzed storm events.

Sincerely;



Christopher L. Stairs, E.I.T.

C010-11SW

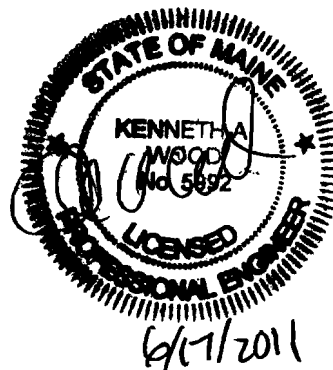
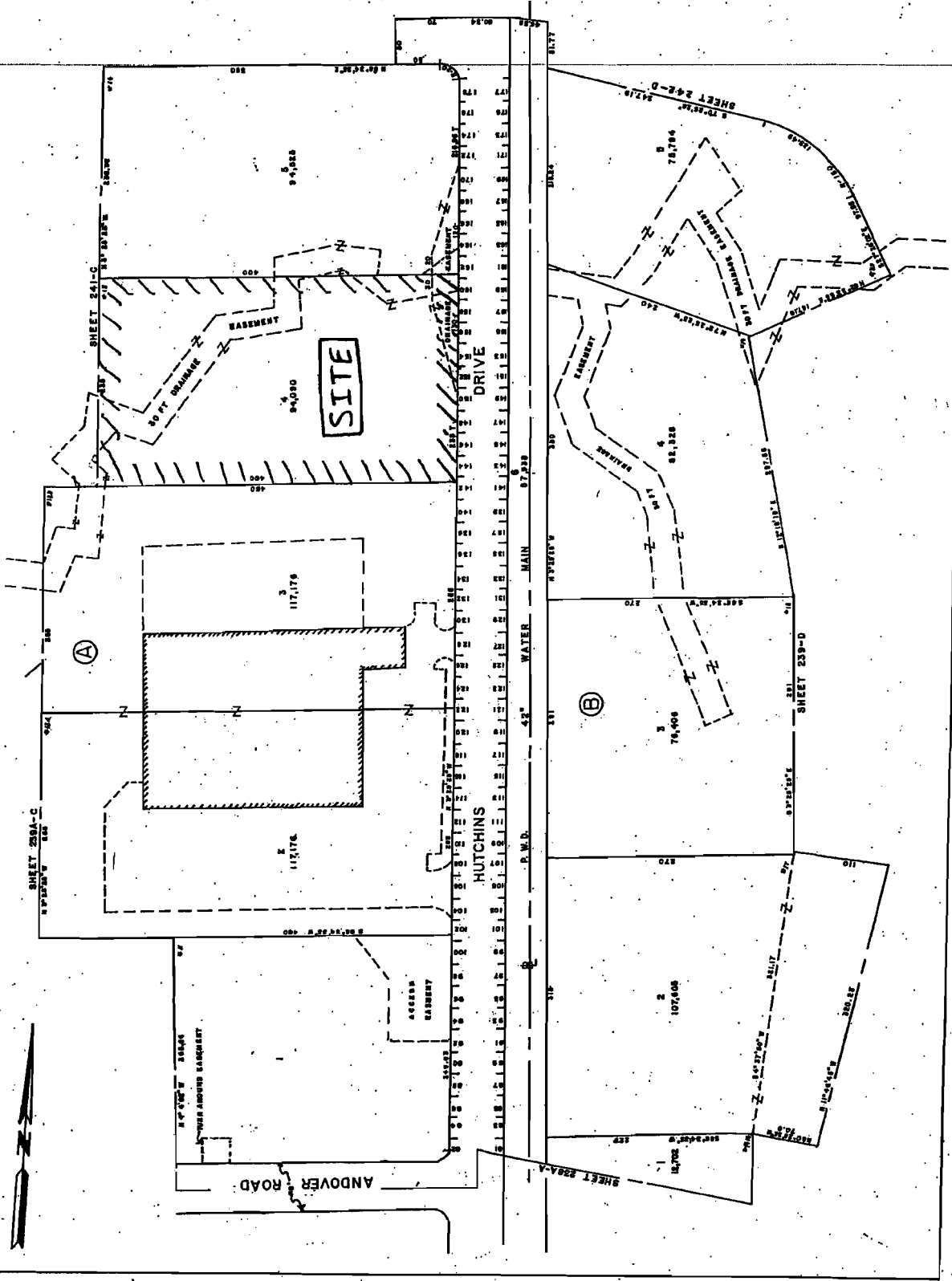


TABLE 1 - QUANTITY CALCULATIONS**STORM EVENT**

		<u>2</u>	<u>10</u>	<u>25</u>	
EXT	AP 1	1.23	3.05	4.06	(cfs)
DEV	AP1	1.13	2.26	2.86	(cfs)
CHANGE	AP1	-0.10	-0.79	-1.20	(cfs)

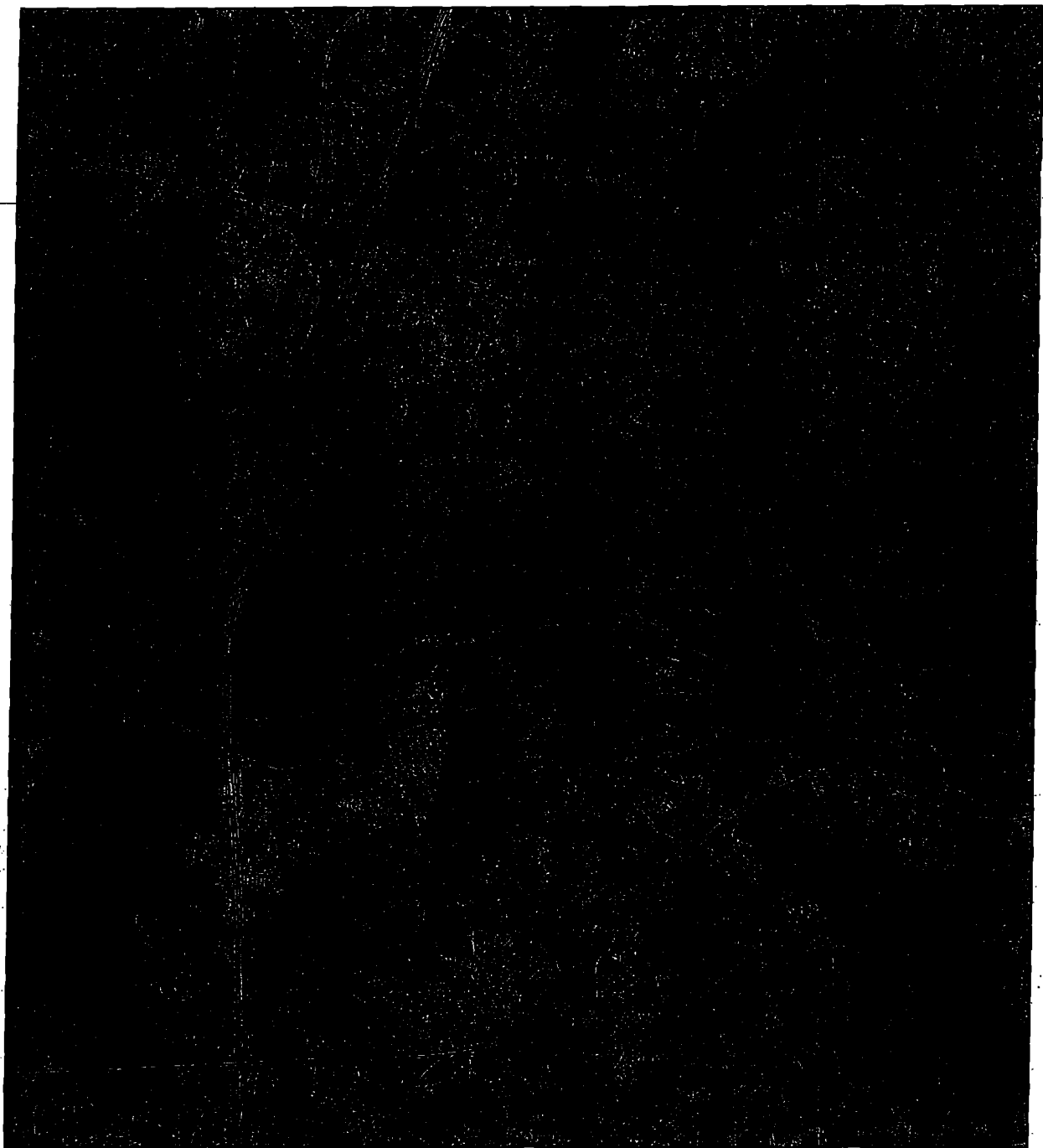




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LOCATION MAP
HUTCHINS DRIVE
USGS 7.5 MINUTE SERIES
PORTLAND WEST QUADRANGLE
SCALE: 1 : 2,000



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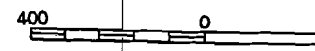
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD, ELIOT ME 03903

SOILS MAP
144 HUTCHINS DRIVE
SOIL SURVEY OF
CUMBERLAND COUNTY
SCALE: 1 : 2,000

insurance agent or call the National Flood Insurance Pro



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP**

CITY OF
PORTLAND,
MAINE
CUMBERLAND COUNTY

PANEL 12 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230051 0012 C

MAP REVISED:
DECEMBER 6, 1999



Federal Emergency Management Agency



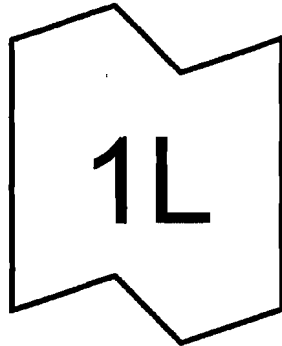
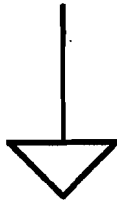
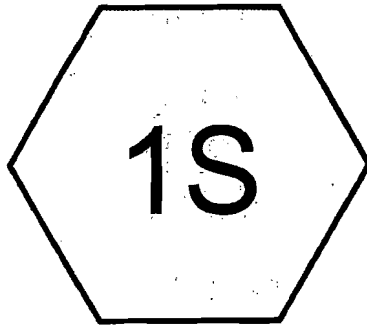
CONGRESS

TURNPIKE



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXISTING CONDITION CALCULATIONS



HUTCHINS EXT

Type III 24-hr 2-YEAR Rainfall=3.00"

Prepared by Attar Engineering, Inc.

Printed 5/20/2011

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Page 1

Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S:

Runoff Area=69,240 sf 0.00% Impervious Runoff Depth=0.86"
Flow Length=271' Tc=10.9 min CN=73 Runoff=1.23 cfs 0.114 af

Link 1L:

Inflow=1.23 cfs 0.114 af
Primary=1.23 cfs 0.114 af

Total Runoff Area = 1.590 ac Runoff Volume = 0.114 af Average Runoff Depth = 0.86"
100.00% Pervious = 1.590 ac 0.00% Impervious = 0.000 ac

HUTCHINS EXT

Type III 24-hr 25-YEAR Rainfall=5.40"

Prepared by Attar Engineering, Inc.

Printed 5/20/2011

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Page 3

Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S:

Runoff Area=69,240 sf 0.00% Impervious Runoff Depth=2.60"
Flow Length=271' Tc=10.9 min CN=73 Runoff=4.06 cfs 0.344 af

Link 1L:

Inflow=4.06 cfs 0.344 af
Primary=4.06 cfs 0.344 af

Total Runoff Area = 1.590 ac Runoff Volume = 0.344 af Average Runoff Depth = 2.60"
100.00% Pervious = 1.590 ac 0.00% Impervious = 0.000 ac

HUTCHINS EXT

Prepared by Attar Engineering, Inc.

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Type III 24-hr 25-YEAR Rainfall=5.40"

Printed 5/20/2011

Page 1

Summary for Subcatchment 1S:

Runoff = 4.06 cfs @ 12.16 hrs, Volume= 0.344 af, Depth= 2.60"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YEAR Rainfall=5.40"

Area (sf)	CN	Description
69,240	73	Woods, Fair, HSG C
69,240		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	50	0.0600	0.10		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.00"
2.6	195	0.0620	1.24		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.1	26	0.3500	2.96		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
10.9	271	Total			

Summary for Link 1L:

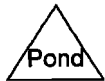
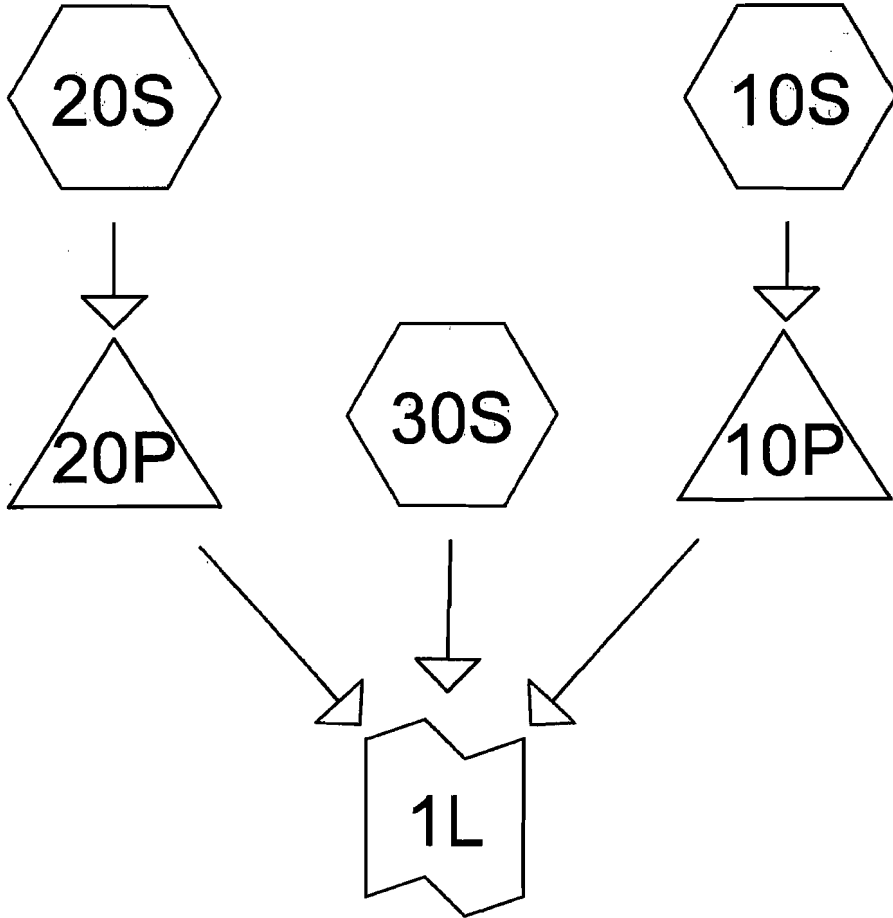
Inflow Area = 1.590 ac, 0.00% Impervious, Inflow Depth = 2.60" for 25-YEAR event

Inflow = 4.06 cfs @ 12.16 hrs, Volume= 0.344 af

Primary = 4.06 cfs @ 12.16 hrs, Volume= 0.344 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs

DEVELOPED CONDITION CALCULATIONS



Drainage Diagram for HUTCHINS DEV
Prepared by Attar Engineering, Inc., Printed 6/15/2011
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HUTCHINS DEV

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Type III 24-hr 2-YEAR Rainfall=3.00"

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Page 1

Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S:Runoff Area=20,065 sf 74.67% Impervious Runoff Depth=2.16"
Flow Length=147' Tc=1.6 min CN=92 Runoff=1.24 cfs 0.083 af**Subcatchment 20S:**Runoff Area=20,414 sf 73.39% Impervious Runoff Depth=2.16"
Flow Length=236' Tc=1.7 min CN=92 Runoff=1.27 cfs 0.084 af**Subcatchment 30S:**Runoff Area=29,119 sf 2.21% Impervious Runoff Depth=0.91"
Flow Length=174' Tc=1.2 min CN=74 Runoff=0.73 cfs 0.051 af**Pond 10P:**Peak Elev=54.13' Storage=1,290 cf Inflow=1.24 cfs 0.083 af
Primary=0.24 cfs 0.083 af Secondary=0.00 cfs 0.000 af Outflow=0.24 cfs 0.083 af**Pond 20P:**Peak Elev=50.25' Storage=1,277 cf Inflow=1.27 cfs 0.084 af
Primary=0.25 cfs 0.084 af Secondary=0.00 cfs 0.000 af Outflow=0.25 cfs 0.084 af**Link 1L:**Inflow=1.13 cfs 0.218 af
Primary=1.13 cfs 0.218 af**Total Runoff Area = 1.598 ac Runoff Volume = 0.218 af Average Runoff Depth = 1.64"**
56.02% Pervious = 0.895 ac 43.98% Impervious = 0.703 ac

HUTCHINS DEV

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Type III 24-hr 10-YEAR Rainfall=4.60"

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Page 2

Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S: Runoff Area=20,065 sf 74.67% Impervious Runoff Depth>3.69"
Flow Length=147' Tc=1.6 min CN=92 Runoff=2.07 cfs 0.142 af

Subcatchment 20S: Runoff Area=20,414 sf 73.39% Impervious Runoff Depth>3.69"
Flow Length=236' Tc=1.7 min CN=92 Runoff=2.11 cfs 0.144 af

Subcatchment 30S: Runoff Area=29,119 sf 2.21% Impervious Runoff Depth=2.05"
Flow Length=174' Tc=1.2 min CN=74 Runoff=1.75 cfs 0.114 af

Pond 10P: Peak Elev=54.84' Storage=2,358 cf Inflow=2.07 cfs 0.142 af
Primary=0.31 cfs 0.142 af Secondary=0.00 cfs 0.000 af Outflow=0.31 cfs 0.142 af

Pond 20P: Peak Elev=51.05' Storage=2,346 cf Inflow=2.11 cfs 0.144 af
Primary=0.33 cfs 0.144 af Secondary=0.00 cfs 0.000 af Outflow=0.33 cfs 0.144 af

Link 1L: Inflow=2.26 cfs 0.400 af
Primary=2.26 cfs 0.400 af

Total Runoff Area = 1.598 ac Runoff Volume = 0.400 af Average Runoff Depth = 3.00"
56.02% Pervious = 0.895 ac 43.98% Impervious = 0.703 ac

HUTCHINS DEV

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Type III 24-hr 25-YEAR Rainfall=5.40"

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Page 3

Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10S:

Runoff Area=20,065 sf 74.67% Impervious Runoff Depth>4.46"
Flow Length=147' Tc=1.6 min CN=92 Runoff=2.48 cfs 0.171 af

Subcatchment 20S:

Runoff Area=20,414 sf 73.39% Impervious Runoff Depth>4.46"
Flow Length=236' Tc=1.7 min CN=92 Runoff=2.52 cfs 0.174 af

Subcatchment 30S:

Runoff Area=29,119 sf 2.21% Impervious Runoff Depth=2.69"
Flow Length=174' Tc=1.2 min CN=74 Runoff=2.32 cfs 0.150 af

Pond 10P:

Peak Elev=55.17' Storage=2,928 cf Inflow=2.48 cfs 0.171 af
Primary=0.34 cfs 0.171 af Secondary=0.00 cfs 0.000 af Outflow=0.34 cfs 0.171 af

Pond 20P:

Peak Elev=51.42' Storage=2,918 cf Inflow=2.52 cfs 0.174 af
Primary=0.36 cfs 0.174 af Secondary=0.00 cfs 0.000 af Outflow=0.36 cfs 0.174 af

Link 1L:

Inflow=2.86 cfs 0.495 af
Primary=2.86 cfs 0.495 af

Total Runoff Area = 1.598 ac Runoff Volume = 0.495 af Average Runoff Depth = 3.72"
56.02% Pervious = 0.895 ac 43.98% Impervious = 0.703 ac

HUTCHINS DEV

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Type III 24-hr 25-YEAR Rainfall=5.40"

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Page 1

Summary for Subcatchment 10S:

Runoff = 2.48 cfs @ 12.03 hrs, Volume= 0.171 af, Depth> 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YEAR Rainfall=5.40"

Area (sf)	CN	Description
14,982	98	Paved parking, HSG C
5,083	74	>75% Grass cover, Good, HSG C
20,065	92	Weighted Average
5,083		25.33% Pervious Area
14,982		74.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	21	0.0200	0.97		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.00"
0.8	59	0.0040	1.28		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.4	67	0.0300	2.60		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
1.6	147	Total			

Summary for Subcatchment 20S:

Runoff = 2.52 cfs @ 12.03 hrs, Volume= 0.174 af, Depth> 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YEAR Rainfall=5.40"

Area (sf)	CN	Description
14,982	98	Paved parking, HSG C
5,432	74	>75% Grass cover, Good, HSG C
20,414	92	Weighted Average
5,432		26.61% Pervious Area
14,982		73.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0150	1.03		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.00"
0.8	138	0.0190	2.80		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	48	0.0200	6.42	5.04	Pipe Channel, 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Corrugated PE, smooth interior
1.7	236	Total			

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Type III 24-hr 25-YEAR Rainfall=5.40"

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Page 2

Summary for Subcatchment 30S:

Runoff = 2.32 cfs @ 12.02 hrs, Volume= 0.150 af, Depth= 2.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YEAR Rainfall=5.40"

Area (sf)	CN	Description
644	98	Paved parking, HSG C
9,558	74	>75% Grass cover, Good, HSG C
18,917	73	Woods, Fair, HSG C
29,119	74	Weighted Average
28,475		97.79% Pervious Area
644		2.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	23	0.0200	0.99		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.00"
0.7	125	0.0440	3.15		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	26	0.4600	3.39		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
1.2	174	Total			

Summary for Pond 10P:

Inflow Area = 0.461 ac, 74.67% Impervious, Inflow Depth > 4.46" for 25-YEAR event
 Inflow = 2.48 cfs @ 12.03 hrs, Volume= 0.171 af
 Outflow = 0.34 cfs @ 12.51 hrs, Volume= 0.171 af, Atten= 86%, Lag= 29.0 min
 Primary = 0.34 cfs @ 12.51 hrs, Volume= 0.171 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 55.17' @ 12.51 hrs Surf.Area= 1,793 sf Storage= 2,928 cf

Plug-Flow detention time= 95.0 min calculated for 0.171 af (100% of inflow)
 Center-of-Mass det. time= 94.6 min (872.7 - 778.2)

Volume	Invert	Avail.Storage	Storage Description
#1	53.00'	4,555 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
53.00	924	0	0
54.00	1,302	1,113	1,113
56.00	2,140	3,442	4,555

HUTCHINS DEV

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Type III 24-hr 25-YEAR Rainfall=5.40"

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Page 3

Device	Routing	Invert	Outlet Devices
#1	Primary	53.00'	12.0" Round Culvert L= 44.0' CPP, square edge headwall, Ke= 0.500 Outlet Invert= 49.00' S= 0.0909 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Device 1	53.00'	3.0" Vert. Orifice/Grate C= 0.600
#3	Secondary	55.20'	15.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.34 cfs @ 12.51 hrs HW=55.17' (Free Discharge)

↳ **1=Culvert** (Passes 0.34 cfs of 4.89 cfs potential flow)

↳ **2=Orifice/Grate** (Orifice Controls 0.34 cfs @ 6.89 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=53.00' (Free Discharge)

↳ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 20P:

Inflow Area =	0.469 ac, 73.39% Impervious, Inflow Depth > 4.46" for 25-YEAR event
Inflow =	2.52 cfs @ 12.03 hrs, Volume= 0.174 af
Outflow =	0.36 cfs @ 12.50 hrs, Volume= 0.174 af, Atten= 86%, Lag= 28.5 min
Primary =	0.36 cfs @ 12.50 hrs, Volume= 0.174 af
Secondary =	0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs

Peak Elev= 51.42' @ 12.50 hrs Surf.Area= 1,585 sf Storage= 2,918 cf

Plug-Flow detention time= 88.3 min calculated for 0.174 af (100% of inflow)

Center-of-Mass det. time= 87.9 min (866.1 - 778.2)

Volume	Invert	Avail.Storage	Storage Description
#1	49.00'	3,888 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
49.00	848	0	0
50.00	1,129	989	989
52.00	1,770	2,899	3,888

Device	Routing	Invert	Outlet Devices
#1	Primary	45.00'	12.0" Round Culvert L= 34.0' CPP, square edge headwall, Ke= 0.500 Outlet Invert= 44.00' S= 0.0294 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Device 1	49.00'	3.0" Vert. Orifice/Grate C= 0.600
#3	Secondary	51.50'	15.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

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Type III 24-hr 25-YEAR Rainfall=5.40"

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Page 4

Primary OutFlow Max=0.36 cfs @ 12.50 hrs HW=51.42' (Free Discharge)

↳ **1=Culvert** (Passes 0.36 cfs of 9.20 cfs potential flow)

↳ **2=Orifice/Grate** (Orifice Controls 0.36 cfs @ 7.30 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=49.00' (Free Discharge)

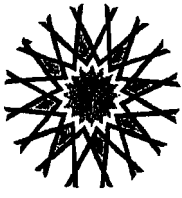
↳ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Link 1L:

Inflow Area =	1.598 ac, 43.98% Impervious, Inflow Depth > 3.72" for 25-YEAR event
Inflow =	2.86 cfs @ 12.03 hrs, Volume= 0.495 af
Primary =	2.86 cfs @ 12.03 hrs, Volume= 0.495 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs

OPERATION AND MAINTENANCE PROGRAM



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

**144 HUTCHINS DRIVE
PORTLAND, ME**

OPERATION AND MAINTENANCE PROGRAM STORMWATER MANAGEMENT BMP's

This project contains specific Best Management Practices (BMP's) for the conveyance, storage, and treatment of stormwater and the prevention of erosion. These BMP's consist of swales, underdrained soil filter ponds, catchbasins and culverts. All components should be inspected quarterly, and after every significant rain event of 1" in any 24-hour period. Additional inspection intervals are specified for certain BMP's, specifically, underdrained soil filters.

The party responsible for implementing this Operation and Maintenance Program (O & M Program) shall be the property owner.

Swales

All swales should be inspected for accumulation of debris, which could adversely affect the function of this BMP. These areas should also be maintained to have gradual slopes, which prevent channeling of stormwater and erosion of the bottom and sides of the swales.

Catch Basins

All catch basin grates, sumps, and inlets/outlets should be inspected for accumulation of debris, which could adversely affect the function of this BMP. Additionally, the basin inverts shall be inspected for clogging and material soundness. Sumps shall always be clear to a depth of 1' below the outlet invert. Inlet structures shall be inspected and cleaned of debris at least twice annually, once in the spring following snow melt and once in the autumn after leaf fall.

Culverts

Culvert inlets and outlets should be inspected for debris, which could clog the BMP. Additionally, the placement of rip-rap should be inspected to ensure that all areas remain smooth and no areas exhibit erosion in the form of rills or gullies.

Snow Removal

Snow shall be stockpiled only in the approved snow storage areas. Plowing of snow into wetland areas or detention ponds shall be avoided. Additionally, a mostly sand mix (reduced salt) shall be applied during winter months to prevent excessive salt from leaching into wetland areas. Excess sand shall be removed from the storage areas, all paved surfaces and adjacent areas each spring.

Stormwater Detention Areas

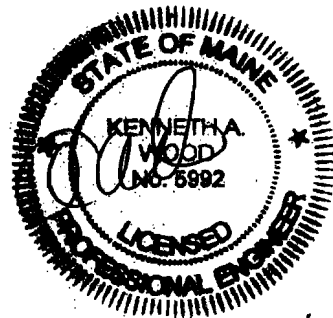
The Stormwater Detention Areas, including ponds and subsurface storage systems shall be inspected to ensure that there is no channeling of stormwater and that no debris accumulates within the detention areas. The inlets and outlets shall be inspected for erosion and any evidence of debris that could clog the culverts. Outlet structures and trash screens shall also be cleaned of debris. Emergency spillways and level spreaders shall be inspected for any evidence of rilling and channeling and shall be maintained to promote a level, sheet-flow discharge. Eroded areas and associated vegetation shall be repaired and maintained, if necessary.

Seeding, Fertilizing and Mulching

All exposed soil materials and stockpiles must be either temporarily or permanently seeded, fertilized and mulched in accordance with plan specifications. This is one of the most important features of the Erosion Control Plan, which will provide both temporary and permanent stabilization. Eroded or damaged lawn areas must be repaired until a 75% effective growth of vegetation is established and permanently maintained.

Record Keeping

Routine maintenance and inspections will be accomplished by the property owner [Phoenix Management, PO Box 759, Saco, ME 04072]. All inspections accomplished in accordance with this program shall be documented on the attached Inspection & Maintenance Log. Copies of the Log shall be kept by the property owner, and be made available to the Department (Maine Department of Environmental Protection), upon request.

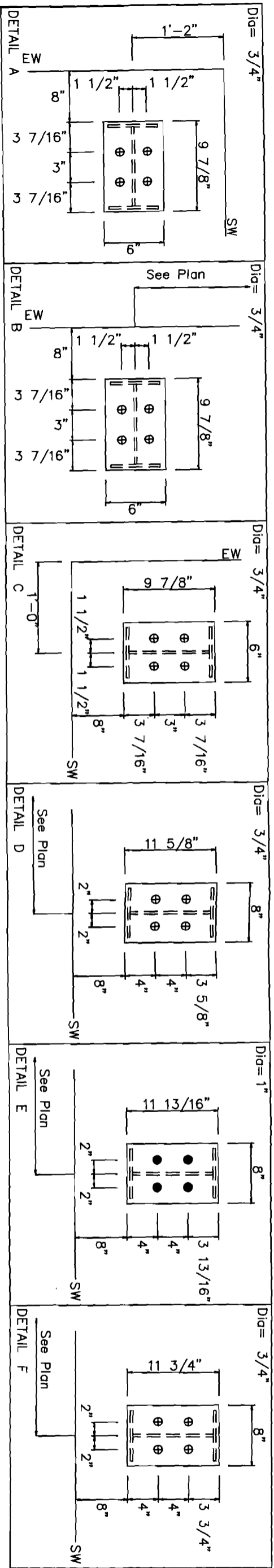


April 2011

**INSPECTION & MAINTENANCE LOG
144 HUTCHINS DRIVE**

Date	Purpose ¹	Maintenance Done ²	By

1. Purpose is the reason for the inspection. For example; "quarterly" or "after a significant rain event."
2. Maintenance Done means any maintenance required as a result of the inspection, such as trash removal or re-seeding of areas.



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 City of Portland Maine

ADDITIONAL LOADING INFORMATION

Mezzanine Loads:
 Dead Load _____ PSF
 Collateral Load _____ PSF
 Live Load _____ PSF
Crane Information:
 Crane Type _____
 CMAA Service Class _____
 Crane capacity = _____ Kips
 Bridge Weight = _____ Kips
 Hoist/Trolley Weight = _____ Kips
 Wheel Spacing = _____ Ft.
Additional Loads:
 1. _____
 2. _____
 3. _____

PHOENIX PROPERTY MANAGEMENT


FOR APPROVAL:
 THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

FOR PERMIT:
 THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

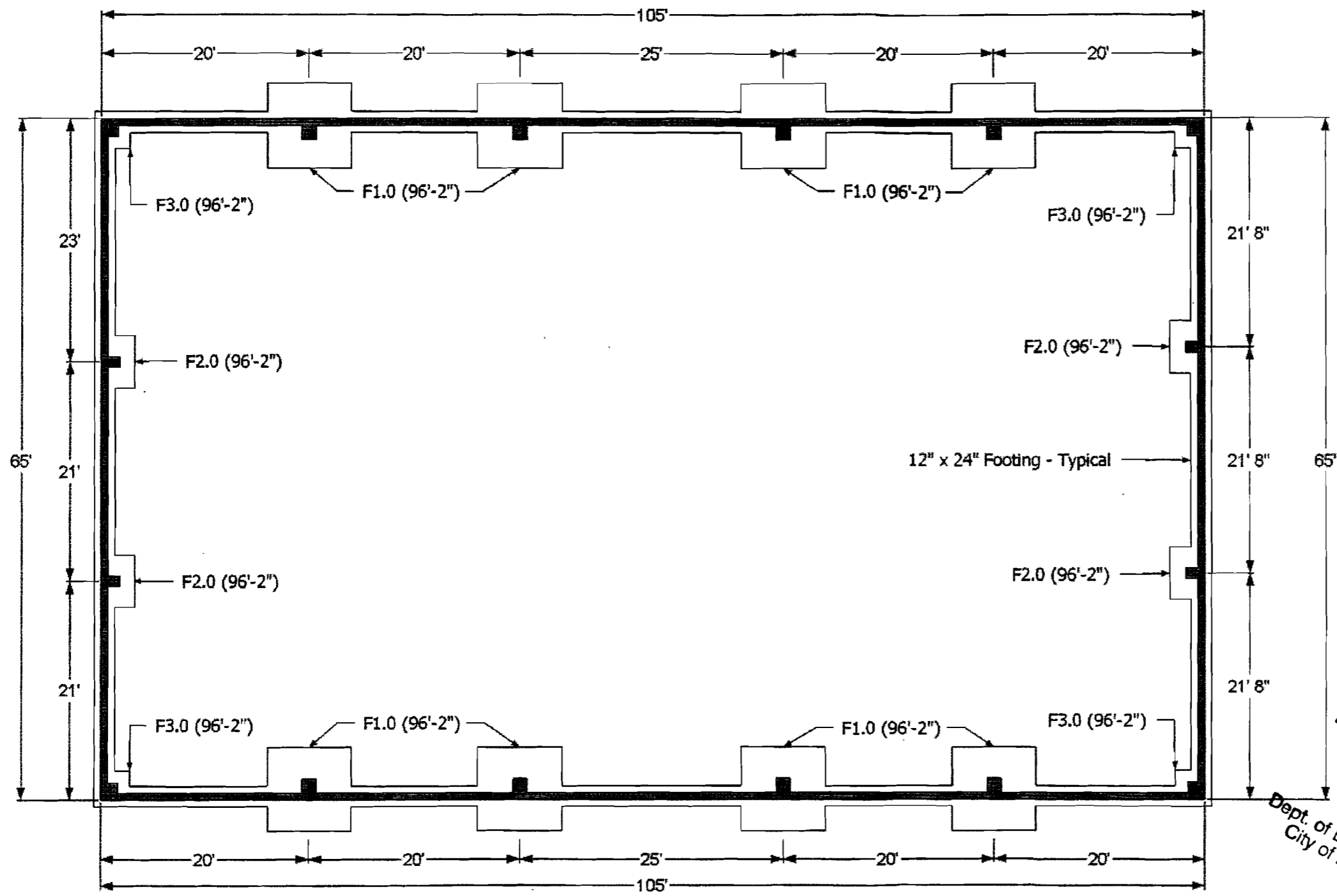
FOR CONSTRUCTION:
 FINAL DRAWINGS.

REV.	DESCRIPTION	DATE
01	SEE CO-01	12/8/11
02	SEE CO-02	12/14/11

F.O. 16838



114 ROSEMONT LANE, IMLER, PA 16655 (814)276-9611
PHOENIX PROPERTY MANAGEMENT
 65'-0" x 105'-0" x 17'-0"
 DATE: 12/6/11 REVISION: 02
 ENG: JJT DWN: DJH APPD: JJT

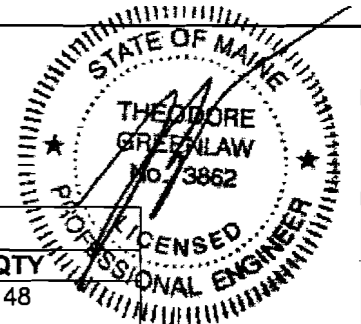


GENERAL NOTES:

- 1.) (0'-0") INDICATES TOP OF FOOTING ELEVATION.
- 2.) FOUNDATION PLAN IS BASED ON A PRE-ENGINEERED BUILDING SYSTEM MANUFACTURED BY CORLE BUILDING SYSTEMS (F.O. #16838).
- 3.) FOUNDATION DESIGN IS BASED ON A SOIL BEARING CAPACITY OF 2,500 PSF. IF ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, NOTIFY STRUCTURAL FOUNDATION DESIGN ENGINEER. NO CONCRETE WILL BE PLACED IN FROZEN OR WATER FILLED TRENCHES.
- 4.) FOOTING & PIER CONCRETE SHALL BE 3,000 PSI, 3/4" DESIGN MIX (MIN) WITH MRWR.
- 5.) PLACE VERTICAL CONTROL JOINTS AT EDGE OF EACH PILASTER.
- 6.) ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, MIN 60 KSI (DEFORMED).
- 7.) ALL ANCHOR BOLTS TO BE SET PER BUILDING MANUFACTURERS TOLERANCES. ANCHOR BOLTS TO BE DOUBLE NUTTED TO STEEL TEMPLATES FURNISHED BY CORLE BUILDING SYSTEMS, AND SECURELY PLACED AND LEVELED WITHIN FORMWORK PRIOR TO PLACEMENT OF CONCRETE.
- 8.) AVOID SPRAYING OF FORM RELEASE OIL ON ANY REINFORCING STEEL.
- 9.) VAPOR BARRIER AND INSULATION NOT SHOWN IS TO BE DETERMINED BY GENERAL CONTRACTOR.
- 10.) ALL INSPECTIONS AND TESTING ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR OWNER.

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City of Portland Maine

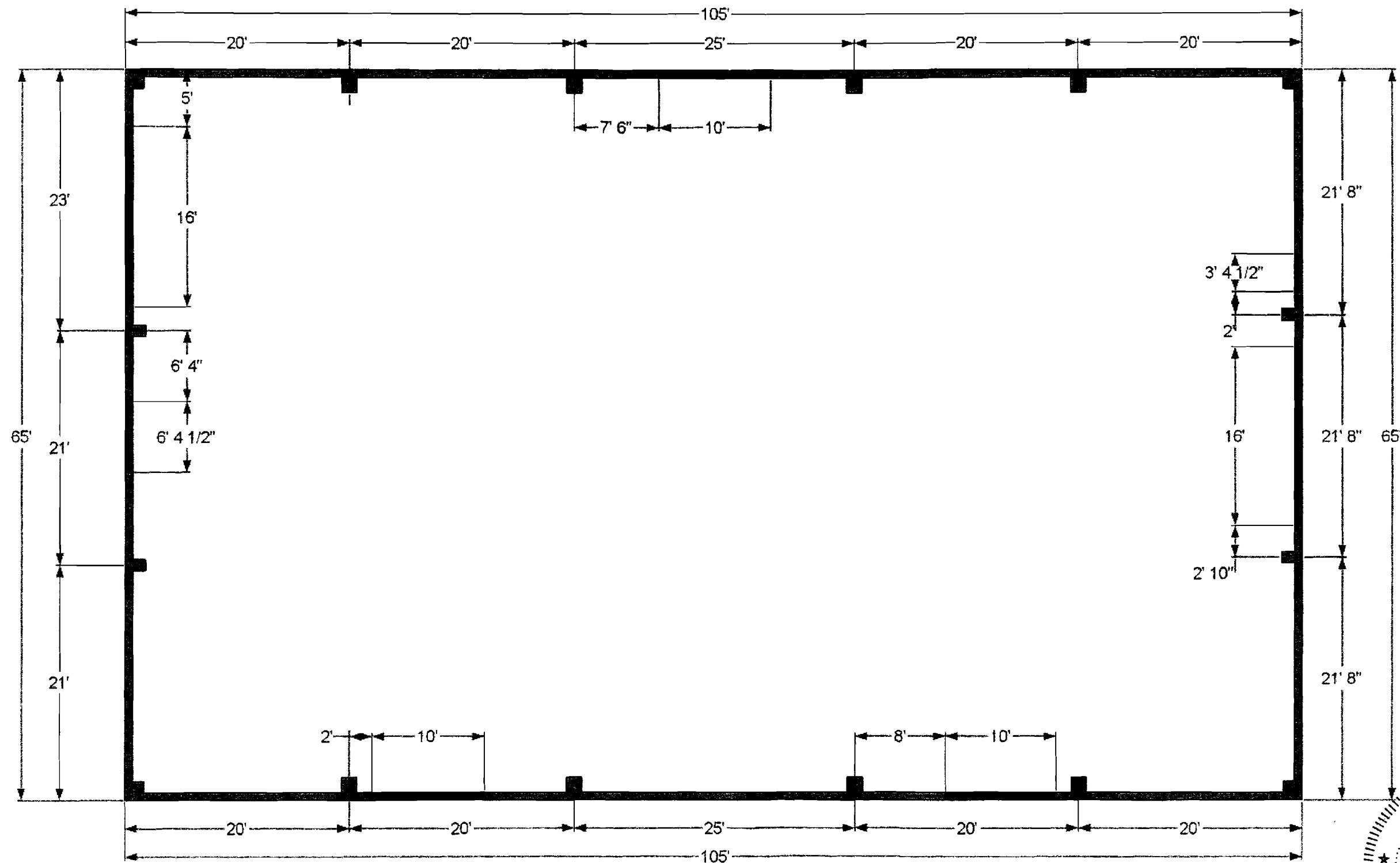


FOOTING SCHEDULE				
MARK	WIDTH	LENGTH	THICKNESS	REINFORCING STEEL
F1.0	8'-0"	8'-0"	1'-0"	11- # 5 BARS ONE WAY 7- # 5 BARS ONE WAY
F2.0	5'-0"	4'-0"	1'-0"	5- # 5 BARS EACH WAY
F3.0	3'-6"	3'-6"	1'-0"	3- # 5 BARS EACH WAY

ANCHOR BOLT SCHEDULE		
ANCHOR BOLT DESCRIPTION	PROJECTION	QTY
3/4" A307 18" THREADED ROD W/ ONE WELDED NUT - INCLUDE 2 EXTRA NUTS AND 1 WASHER PER ANCHOR BOLT	2 1/2"	48
1" A307 18" THREADED ROD W/ ONE WELDED NUT - INCLUDE 2 EXTRA NUTS AND 1 WASHER PER ANCHOR BOLT	2 1/2"	16

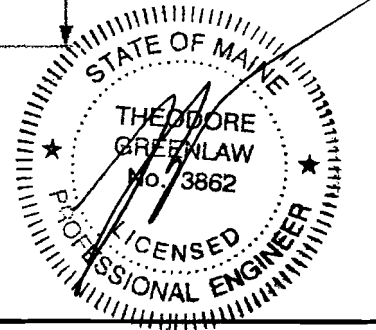
OWNER: Phoenix Property Management
JOB LOCATION: Hutchins Drive, Portland, Maine
GENERAL CONTRACTOR: Portland Builders, Inc.
ENGINEER OF RECORD: Ted Greenlaw - 183 Columbia Road - Hanover, MA (781) - 826-8369

FOUNDATION PLAN AND NOTES
October 28th, 2011



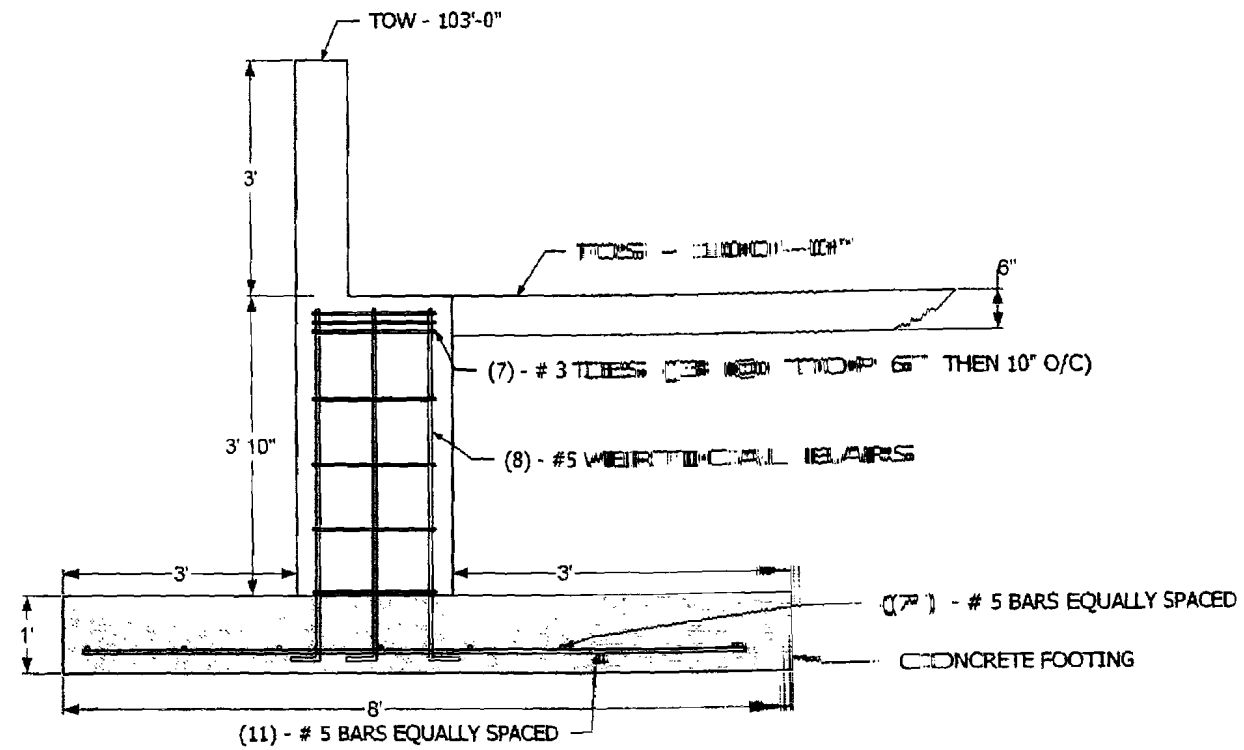
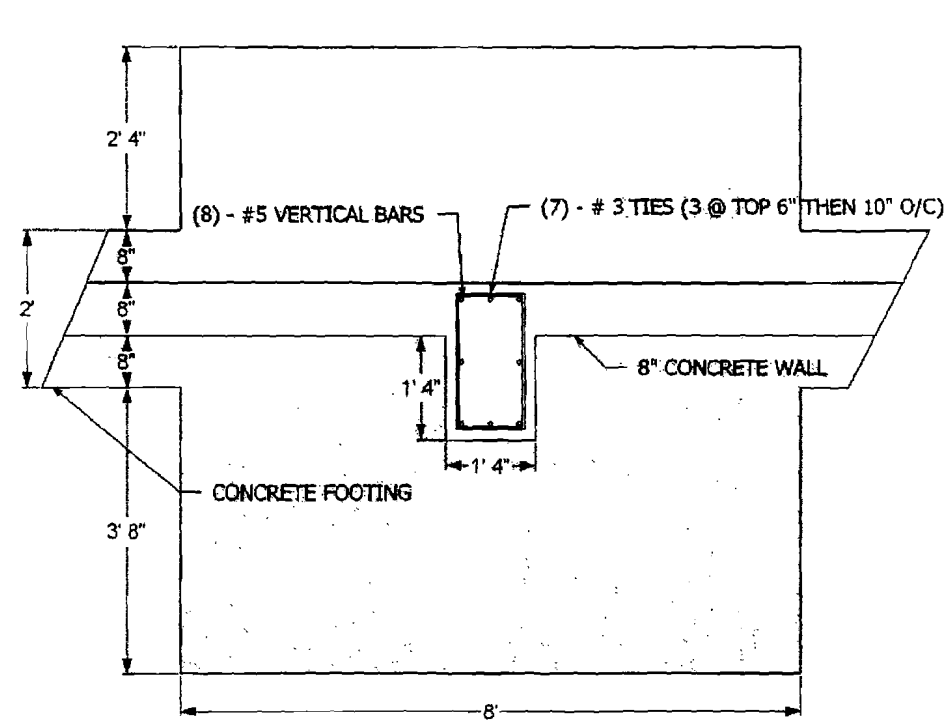
DOOR LOCATIONS
 (8" DROPS AT ALL DOOR LOCATIONS)

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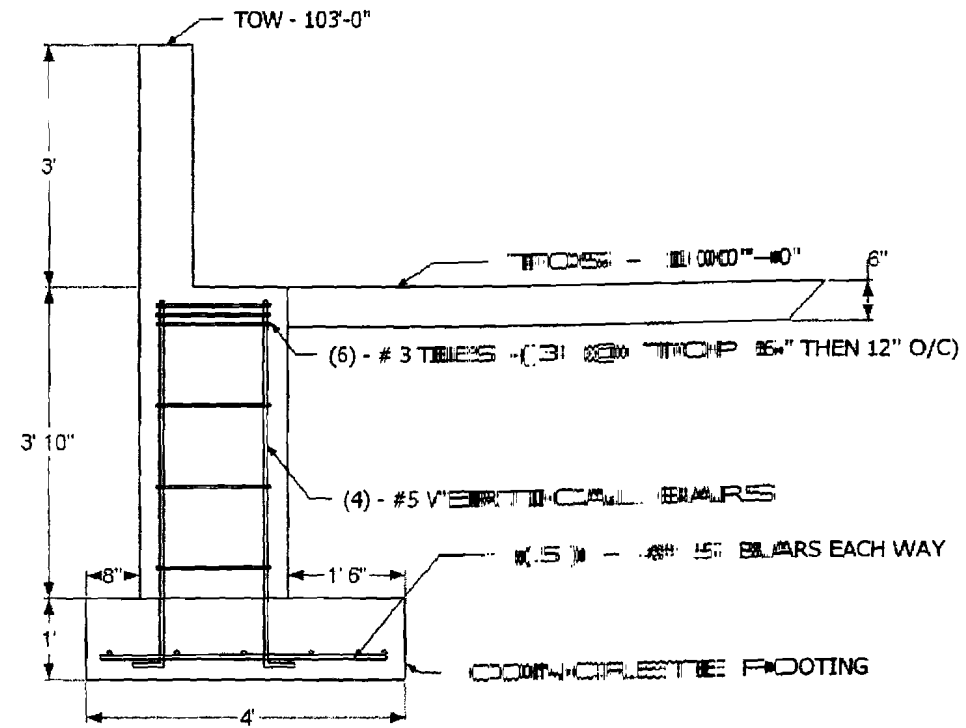
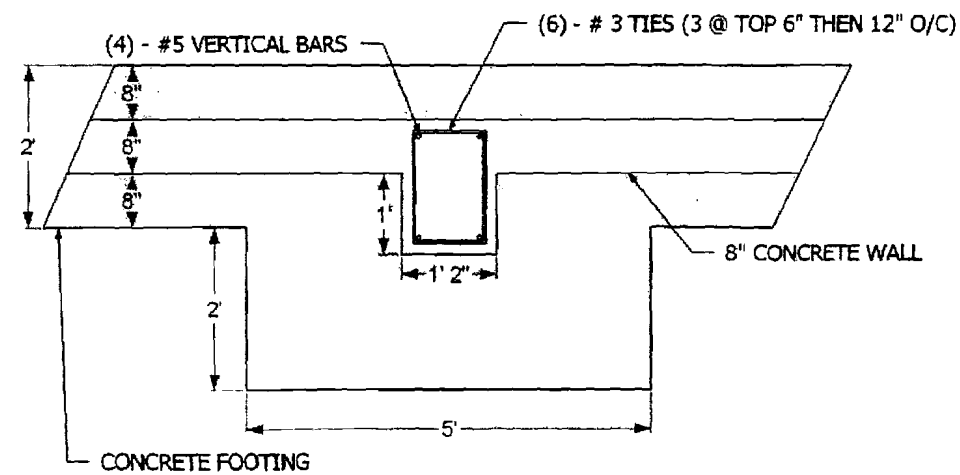


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FOUNDATION PLAN AND NOTES
 October 28th, 2011

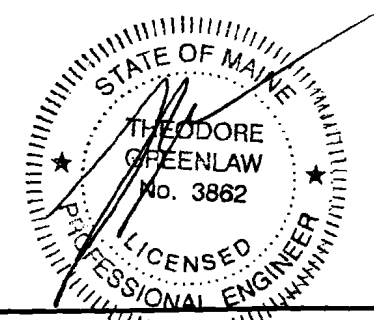


F1.0 FOOTING AND PIER DETAILS



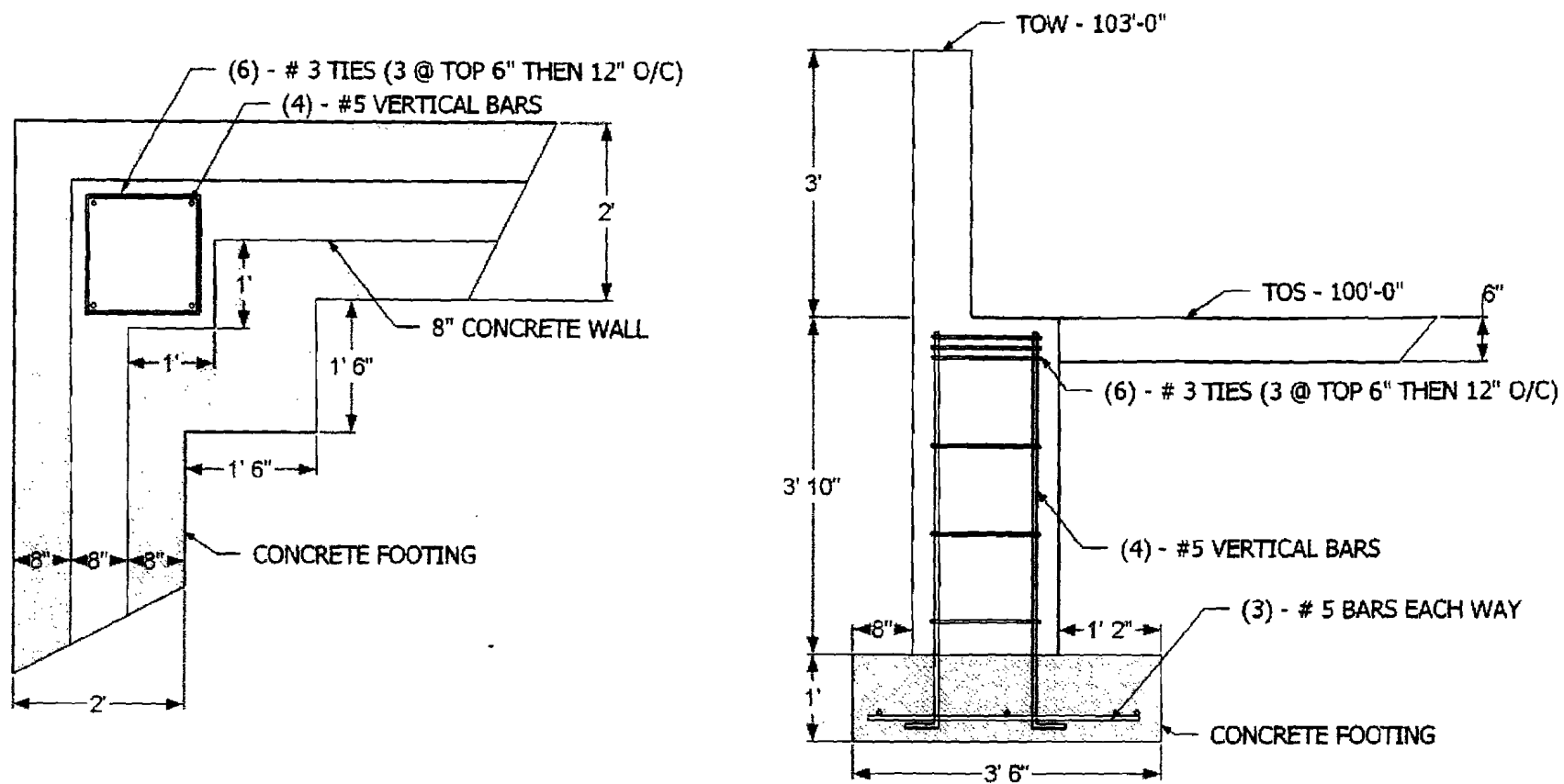
F2.0 FOOTING AND PIER DETAILS

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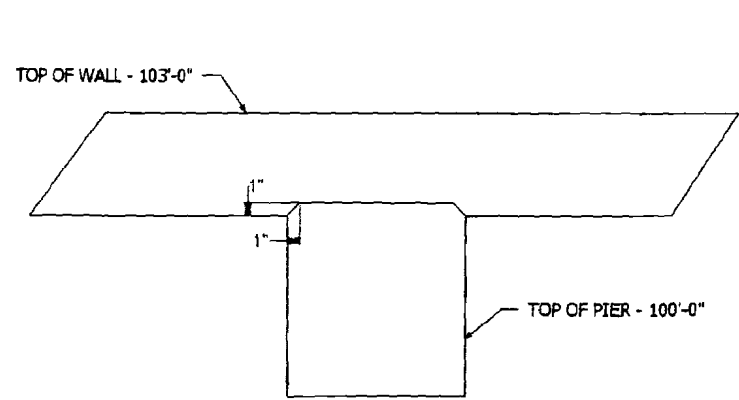


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 GENERAL CONTRACTOR: Portland Builders, Inc.
 ENGINEER OF RECORD: Ted Greenlaw - 183 Columbia Road - Hanover, MA (781) - 826-8369

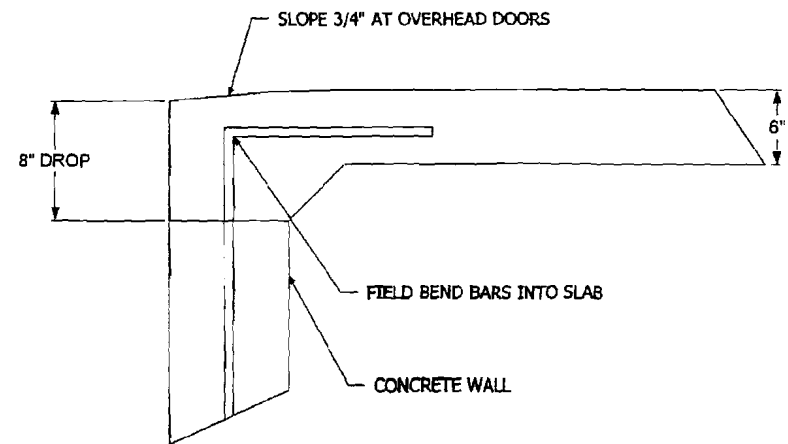
FOUNDATION PLAN AND NOTES
 Construction Date: 28th, 2011



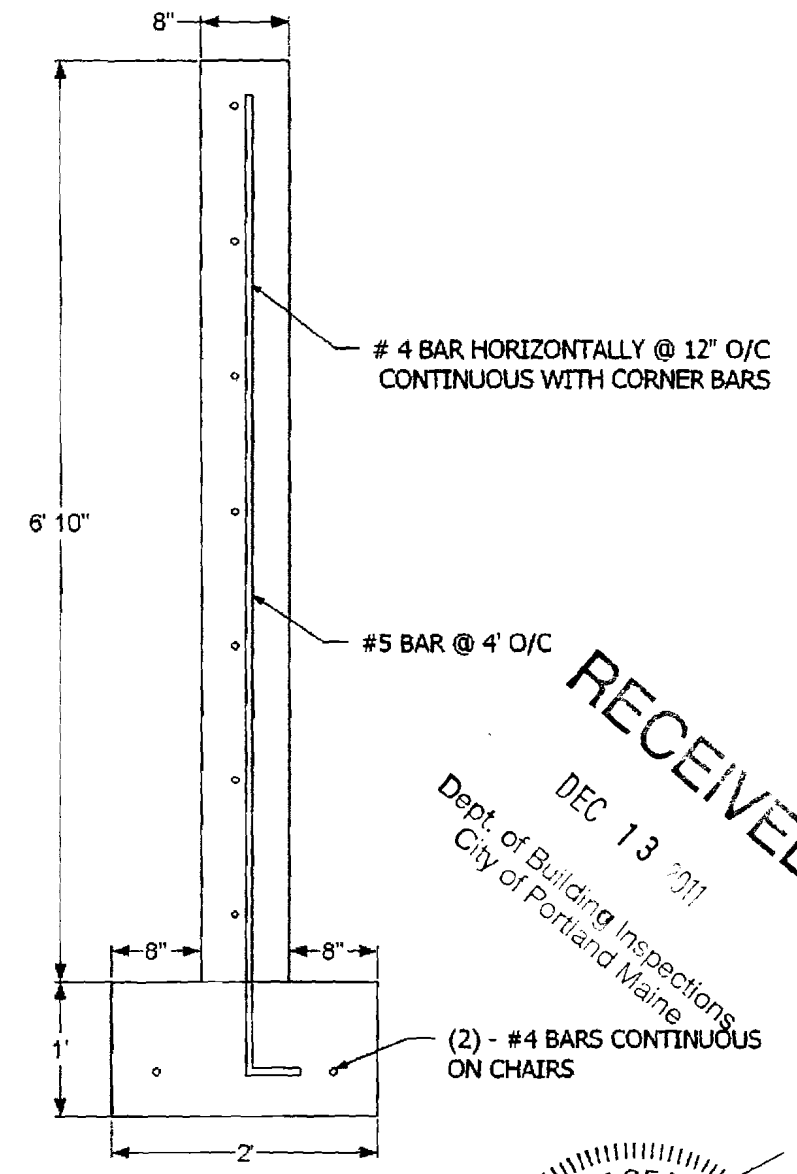
F3.0 FOOTING AND PIER DETAILS



TYPICAL RELIEF DETAIL @ PIERS



OVERHEAD DOOR DETAILS



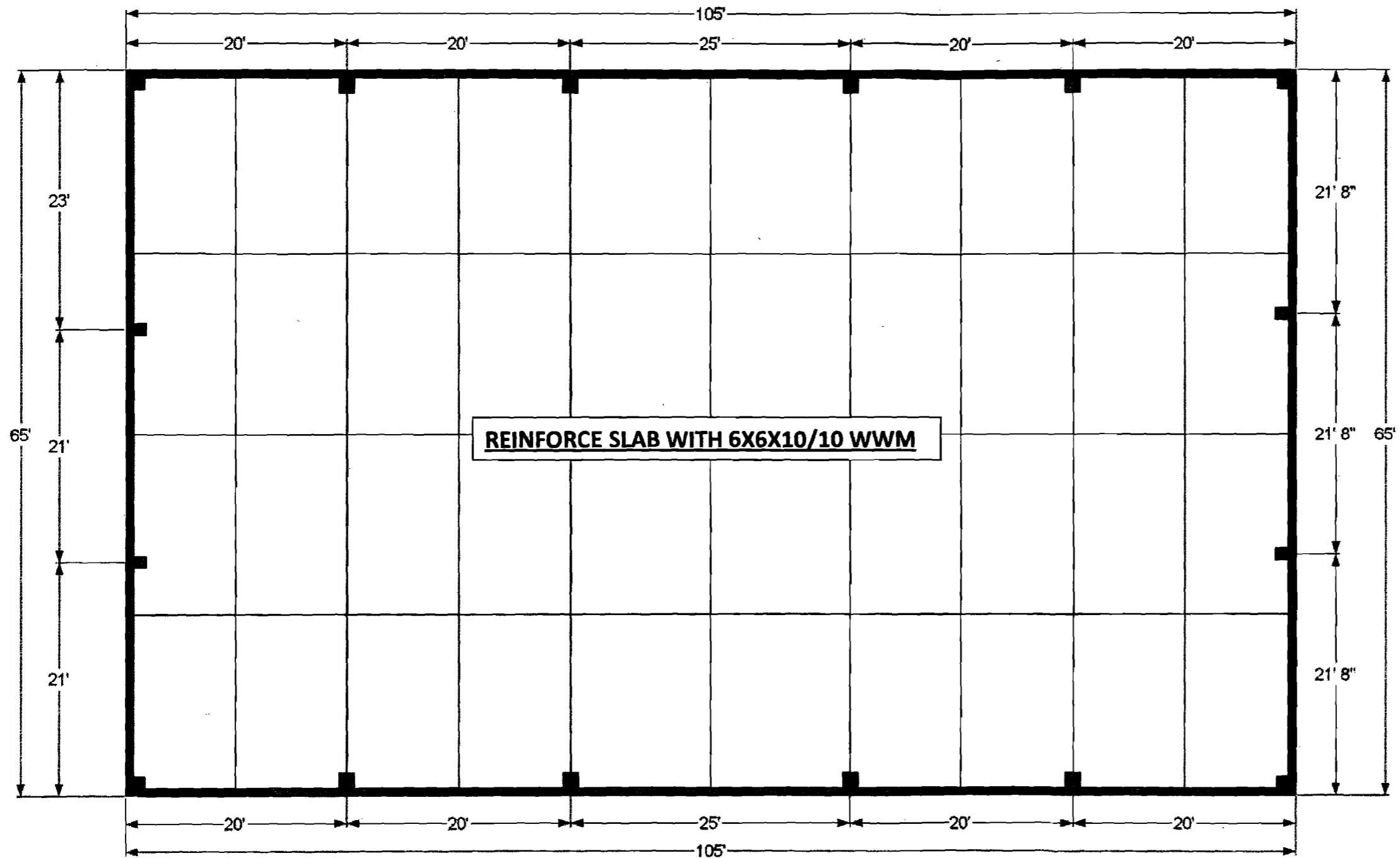
TYPICAL WALL DETAILS

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STATE OF MAINE
 THEODORE GREENLAW
 No. 3862
 LICENSED PROFESSIONAL ENGINEER

OWNER: Phoenix Property Management
JOB LOCATION: Hutchins Drive, Portland, Maine
GENERAL CONTRACTOR: Portland Builders, Inc.
ENGINEER OF RECORD: Ted Greenlaw - 183 Columbia Road - Hanover, MA (781) - 826-8369

FOUNDATION PLAN AND NOTES
 October 28th, 2011

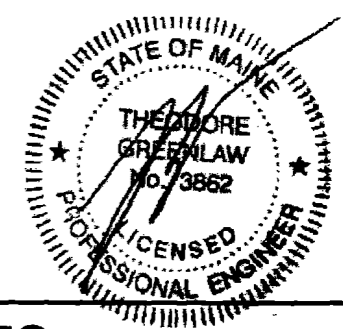


REINFORCE SLAB WITH 6X6X10/10 WWM

CONTROL / EXPANSION JOINTS
 (locations approximate, verify w/ GC)

- SLAB NOTES:**
- 1.) FLOOR SLABS SHALL BE 6" THICK AND SHALL HAVE A HARD STEEL TROWEL FINISH (UNO). 1 1/2" DEEP HORIZONTAL CONTROL / EXPANSION JOINTS TO BE SAW CUT.
 - 2.) A MINIMUM OF 12" OF STRUCTURAL FILL (MDOT TYPE D) SHALL BE PLACED DIRECTLY BELOW THE FLOOR SLAB.
 - 3.) STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM 6" LIFTS AND SHALL BE COMPACTED TO A MINIMUM 95% PROCTOR PER ASTM D1557.
 - 4.) VAPOR BARRIER AND INSULATION NOT SHOWN IS TO BE DETERMINED BY GENERAL CONTRACTOR.
 - 5.) ALL INSPECTIONS AND TESTING ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR OWNER.

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OWNER: Phoenix Property Management
JOB LOCATION: Hutchins Drive, Portland, Maine
GENERAL CONTRACTOR: Portland Builders, Inc.
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FOUNDATION PLAN AND NOTES
 October 28th, 2011

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Conterminous 48 States
2003 NEHRP Seismic Design Provisions
Latitude = 43.65
Longitude = -70.34
Spectral Response Accelerations Ss and S1
Ss and S1 = Mapped Spectral Acceleration Values
Site Class B - Fa = 1.0 , Fv = 1.0
Data are based on a 0.05 deg grid spacing

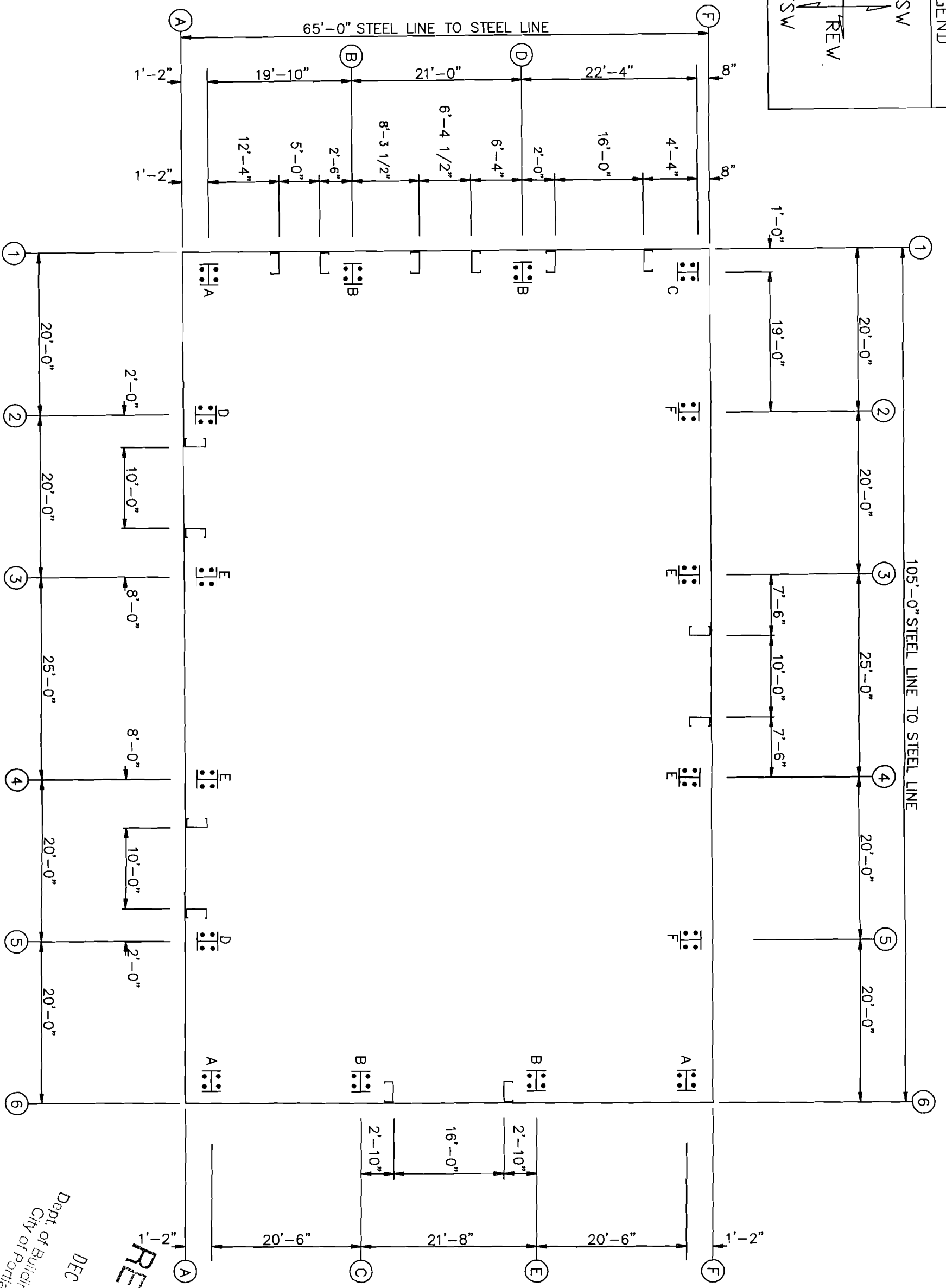
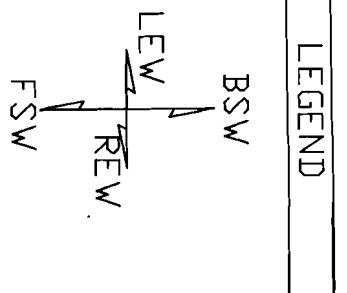
Period (sec)	Sa (g)	
0.2	0.322	(Ss, Site Class B)
1.0	0.078	(S1, Site Class B)

Conterminous 48 States
2003 NEHRP Seismic Design Provisions
Latitude = 43.65
Longitude = -70.34
Spectral Response Accelerations SMs and SM1
SMs = Fa x Ss and SM1 = Fv x S1
Site Class E - Fa = 2.27 , Fv = 3.5

Period (sec)	Sa (g)	
0.2	0.731	(SMs, Site Class E)
1.0	0.272	(SM1, Site Class E)

Conterminous 48 States
2003 NEHRP Seismic Design Provisions
Latitude = 43.65
Longitude = -70.34
Design Spectral Response Accelerations SDs and SD1
SDs = 2/3 x SMs and SD1 = 2/3 x SM1
Site Class E - Fa = 2.27 , Fv = 3.5

Period (sec)	Sa (g)	
0.2	0.487	(SDs, Site Class E)
1.0	0.182	(SD1, Site Class E)



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

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PHOENIX PROPERTY MANAGEMENT

DRAWING STATUS
<input type="checkbox"/> FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
<input type="checkbox"/> FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
<input checked="" type="checkbox"/> FOR CONSTRUCTION: FINAL DRAWINGS.

REVISION HISTORY		
REV.	DESCRIPTION	DATE
01	SEE CO-01	12/6/11
02	SEE CO-02	12/15/11

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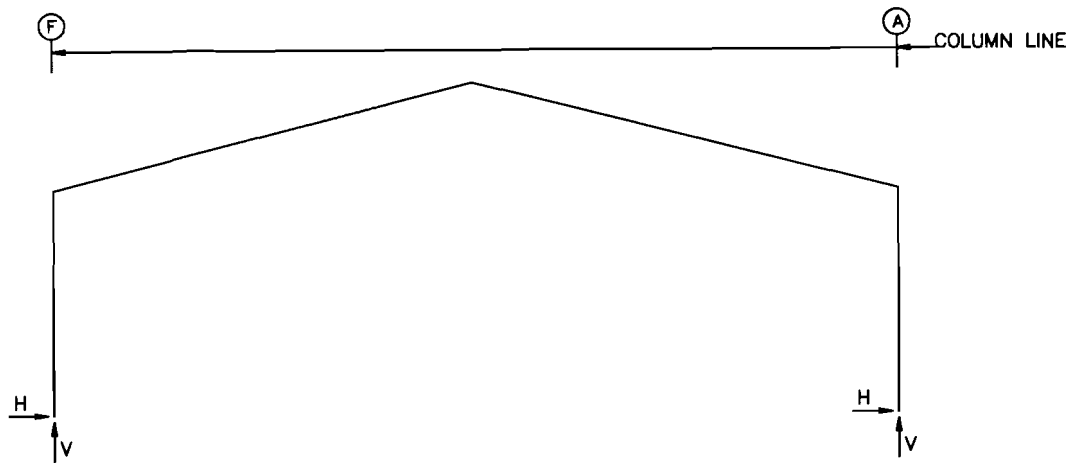
PHOENIX PROPERTY MANAGEMENT

65'-0" x 105'-0" x 17'-0"

DATE: 12/6/11 REVISION: 02

ENG: JJT DWN: DJH APPD: JJT

FRAME LINES: 2 3 4 5



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate Width (in)	Base Plate Length (in)	Base Plate Thick (in)	Grout (in)
2 *	F	4	0.750	8.000	11.76	0.500	0.0
2 *	A	4	0.750	8.000	11.63	0.500	0.0

2 * Frame lines: 2 5

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate Width (in)	Base Plate Length (in)	Base Plate Thick (in)	Grout (in)
3 *	F	4	1.000	8.000	11.82	0.500	0.0
3 *	A	4	1.000	8.000	11.82	0.500	0.0

3 * Frame lines: 3 4

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	---Dead---		---Collateral---		---Live---		---Snow---		---Wind_L1---		---Wind_R1---	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2 *	F	1.5	3.4	2.1	3.4	7.9	13.8	16.4	30.7	-7.2	-10.4	0.1	-6.8
2 *	A	-1.5	3.4	-2.1	3.3	-7.9	13.8	-16.4	30.6	-0.1	-6.8	7.2	-10.4
Frame Line	Column Line	---Wind_L2---		---Wind_R2---		---LnWind1---		---LnWind2---		---Seismic_L---		---Seismic_R---	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2 *	F	-6.5	-6.9	0.8	-3.3	-3.1	-11.7	-2.1	-8.1	-4.7	-2.3	4.7	2.3
2 *	A	-0.8	-3.3	6.5	-6.9	3.1	-8.6	2.1	-5.0	-4.8	2.3	4.8	-2.3
Frame Line	Column Line	---LnSeis---		---LWIND1_L2E---		---LWIND1_R2E---		---LWIND2_L2E---		---LWIND2_R2E---		---F1UNB_SL_L---	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2 *	F	0.0	-10.9	0.0	-1.2	-0.3	-0.2	0.0	-1.2	-0.3	-0.2	14.2	26.7
2 *	A	0.0	0.0	0.3	-0.2	0.0	-1.2	0.3	-0.2	0.0	-1.2	-14.2	15.7
Frame Line	Column Line	---F1UNB_SL_R---											
		Horiz	Vert										
2 *	F	14.1	15.7										
2 *	A	-14.1	26.7										
Frame Line	Column Line	---Dead---		---Collateral---		---Live---		---Snow---		---Wind_L1---		---Wind_R1---	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
3 *	F	1.7	3.9	2.3	3.8	8.9	15.5	18.4	34.5	-6.8	-11.1	-1.1	-8.3
3 *	A	-1.7	3.9	-2.3	3.8	-8.9	15.5	-18.4	34.5	1.1	-8.3	6.8	-11.1
Frame Line	Column Line	---Wind_L2---		---Wind_R2---		---LnWind1---		---LnWind2---		---Seismic_L---		---Seismic_R---	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
3 *	F	-6.0	-7.1	-0.4	-4.3	-3.5	-12.8	-2.4	-8.8	-3.2	-1.6	3.2	1.6
3 *	A	0.4	-4.3	6.0	-7.1	3.5	-12.1	2.4	-8.1	-3.2	1.6	3.2	-1.6
Frame Line	Column Line	---LnSeis---		---LWIND1_L2E---		---LWIND1_R2E---		---LWIND2_L2E---		---LWIND2_R2E---		---F2UNB_SL_L---	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
3 *	F	0.0	-10.9	0.0	-1.4	-0.4	-0.3	0.0	-1.4	-0.4	-0.3	15.9	30.0
3 *	A	0.0	-8.7	0.4	-0.3	0.0	-1.4	0.4	-0.3	0.0	-1.4	-15.9	17.6
Frame Line	Column Line	---F2UNB_SL_R---											
		Horiz	Vert	15.9	17.6								
3 *	A	-15.9	30.0										
2 *	Frame lines:	2 5											
3 *	Frame lines:	3 4											



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PHOENIX PROPERTY MANAGEMENT

65'-0" x 105'-0" x 17'-0"

DATE: 12/6/11

ENG: JJT

DWN: DJH

APPD: JJT

REVISION: 02

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PHOENIX PROPERTY MANAGEMENT

REVISION HISTORY

REV.	DESCRIPTION	DATE
01	SEE CO-01	12/6/11
02	SEE CO-02	12/15/11

DRAWING STATUS

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FOR CONSTRUCTION: FINAL DRAWINGS.

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ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Horz	Drift Vert	Rafter Wind_L Vert	Rafter Wind_R Vert	Brace Wind_L Vert	Brace Wind_R Vert	Wind_P Horz	Wind_S Horz
1	F	0.9	0.6	2.9	0.0	7.2	-2.8	-2.5	-2.8	-2.5	-1.3	1.5
1	D	1.5	1.6	6.2	-0.1	12.9	-5.8	-3.5	-5.8	-3.5	-3.3	3.7
1	B	1.4	1.5	5.7	-0.1	11.8	-3.1	-5.3	-3.1	-5.3	-3.1	3.5
1	A	0.9	0.6	2.7	0.0	6.8	-2.3	-2.8	-2.3	-2.8	-1.2	1.4

Frm Line	Col Line	LnWind1 Vert	LnWind2 Vert	Seis_L Vert	Seis_R Vert	E1UNB_SL_L Horz	E1UNB_SL_R Horz	-LWIND1_L- Horz	-LWIND1_R- Horz
1	F	-1.7	-1.0	0.1	0.3	0.0	5.0	0.0	1.3
1	D	-4.0	-2.3	-0.2	-0.3	0.0	16.3	0.0	5.7
1	B	-3.7	-2.2	-0.3	-0.1	0.0	4.4	0.0	15.6
1	A	-1.6	-0.9	0.3	0.1	0.0	1.3	0.0	4.3

Frm Line	Col Line	-LWIND2_L- Horz	-LWIND2_R- Horz	-LWIND2_L- Vert	-LWIND2_R- Vert
1	F	0.0	-0.5	0.0	0.0
1	D	0.0	-0.6	0.0	0.1
1	B	0.0	0.1	0.0	-0.5
1	A	0.0	0.0	0.0	-0.5

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Rafter Wind_L Vert	Rafter Wind_R Vert	Brace Wind_L Vert	Brace Wind_R Vert	Wind_P Horz	Wind_S Horz	LnWind1 Vert	LnWind2 Vert
6	A	0.9	0.6	2.8	6.9	-2.9	-2.4	-2.9	-2.4	-1.3	1.5	-1.6	-1.0
6	C	1.5	1.6	6.0	12.5	-5.4	-3.4	-5.4	-3.4	-3.2	3.6	-3.8	-2.3
6	E	1.5	1.6	6.0	12.5	-3.4	-5.4	-3.4	-5.4	-3.2	3.6	-3.8	-2.3
6	F	0.9	0.6	2.8	6.9	-2.4	-2.9	-2.4	-2.9	-1.3	1.5	-1.6	-1.0

Frm Line	Col Line	Seis_L Vert	Seis_R Vert	E2UNB_SL_L Horz	E2UNB_SL_R Horz	-LWIND1_L- Horz	-LWIND1_R- Horz	-LWIND2_L- Horz	-LWIND2_R- Horz
6	A	0.1	0.3	0.0	4.5	0.0	1.2	0.0	-0.5
6	C	-0.2	-0.3	0.0	16.0	0.0	5.2	0.0	-0.5
6	E	-0.3	-0.2	0.0	5.2	0.0	16.0	0.0	0.1
6	F	0.3	0.1	0.0	1.2	0.0	4.5	0.0	0.0

Frm Line	Col Line	-LWIND2_R- Horz	-LWIND2_R- Vert
6	A	0.0	0.0
6	C	0.0	0.1
6	E	0.0	-0.5
6	F	0.0	-0.5

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type
32	Endwall	3/4"	
16	Frame	3/4"	
16	Frame	1"	

BUILDING BRACING REACTIONS

Wall Loc	Col Line	Bracing	In Plane Reactions (k)	Panel Shear (lb/ft)
L_SW	1	Bracing	In Roof To Rigid Frame	
F_SW	A	3,4	4.2 * 11.5 *	
R_SW	6	Bracing	In Roof To Rigid Frame	
B_SW	F	5,4	4.2 * 11.5 *	

*See RF reactions table for vertical and horizontal reactions in plane of the rigid frame.

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate Width	Base Plate Length	Base Plate Thick	Grout (in)
1	F	4	0.750	6.000	9.875	0.375	0.0
1	D	4	0.750	6.000	9.875	0.375	0.0
1	B	4	0.750	6.000	9.875	0.375	0.0
1	A	4	0.750	6.000	9.875	0.375	0.0
6	A	4	0.750	6.000	9.875	0.375	0.0
6	C	4	0.750	6.000	9.875	0.375	0.0
6	E	4	0.750	6.000	9.875	0.375	0.0
6	F	4	0.750	6.000	9.875	0.375	0.0

NOTES FOR REACTIONS


- All loading conditions are examined and only the maximum / minimum H or V and the corresponding H or V are reported.
- Positive reactions are shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

DESIGN CRITERIA

Width (ft)	= 65	SEISMIC CRITERIA	
Length (ft)	= 105	Seismic Importance	= 1.00
Eave Height (ft)	= 17	Occupancy Category	= II - Normal
Roof Slope (rise/12)	= 3.0:12		
Building Code	= IBC 09	Mapped Spectral Response Accelerations	
Local Code (State / Prov)	= IBC 09	Ss	= 0.3220
Dead Load (psf)	= 2.630	S1	= 0.0780
Collateral Load (psf)	= 5	Spectral Response Coefficients	
Roof Live Load (psf)	= 20.00	Sds	= 0.4872
Frame Live Load (psf)	= 20	Sd1	= 0.1820
Snow:		Site Class	= E
Ground Snow Load (psf)	= 60.0000	Seismic Design Category	= C
Snow Importance	= 1.0000	Base Shear	
Thermal Coefficient	= 1.00	Expanded Formula	= 0.667*ie*Fa*Ss*W/R
Snow Exposure Factor	= 1.00	Longitudinal Base Shear	= 22.32
Slippery Roof	= N	Transverse Base Shear	= 29.94
Roof Snow Load (psf)	= 42		
Wind:		Seismic Response Coefficients	
Basic Wind Speed (mph)	= 100 mph	Frame	= 0.162
Occupancy Category	= II - Normal	FSW	= 0.162
Importance - Wind	= 1.00	BSW	= 0.162
Wind Exposure	= B		
Enclosure Classification	= C	Response Modification Factors	
Internal Pressure Coefficients		Frame	= 3
Pressure	= 0.18	FSW	= 3
Suction	= -0.18	BSW	= 3
Components & Cladding			
Design Pressure:			
Pressure	= 17.974		
Suction	= -24.021		

Equivalent Lateral Brace Force Procedure.

Steel systems not specifically detailed for seismic resistance.



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PHOENIX PROPERTY MANAGEMENT
 65'-0" x 105'-0" x 17'-0"
 DATE: 12/6/11 REVISION: 02
 ENG: JJT DWN: DJH APPD: JJT

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REV.	DATE	DESCRIPTION
01	12/6/11	SEE 00-01
02	12/14/11	SEE 00-02

PHOENIX PROPERTY MANAGEMENT

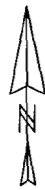
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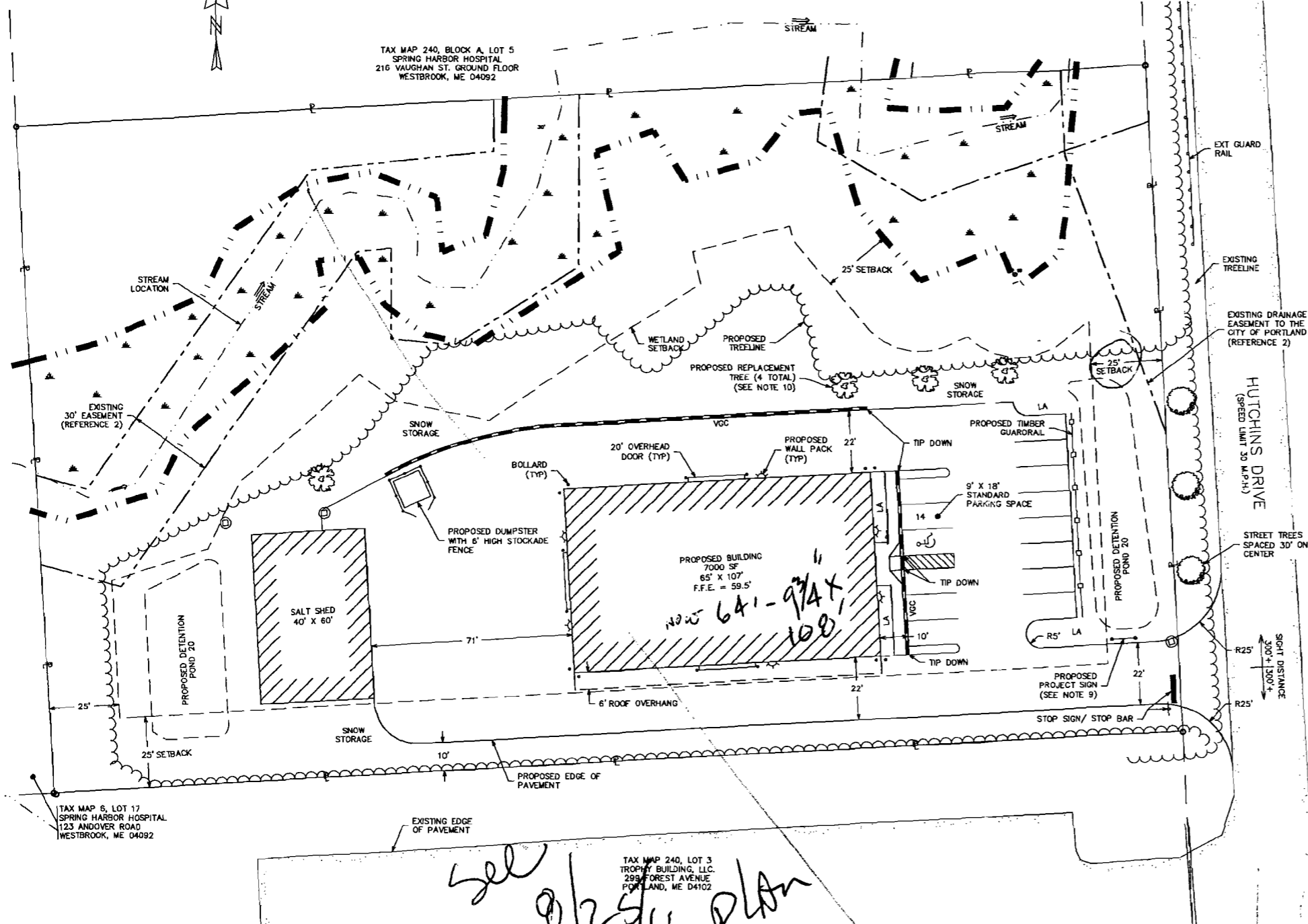
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TAX MAP 240, BLOCK A, LOT 5
 SPRING HARBOR HOSPITAL
 216 VAUGHAN ST. GROUND FLOOR
 WESTBROOK, ME 04092

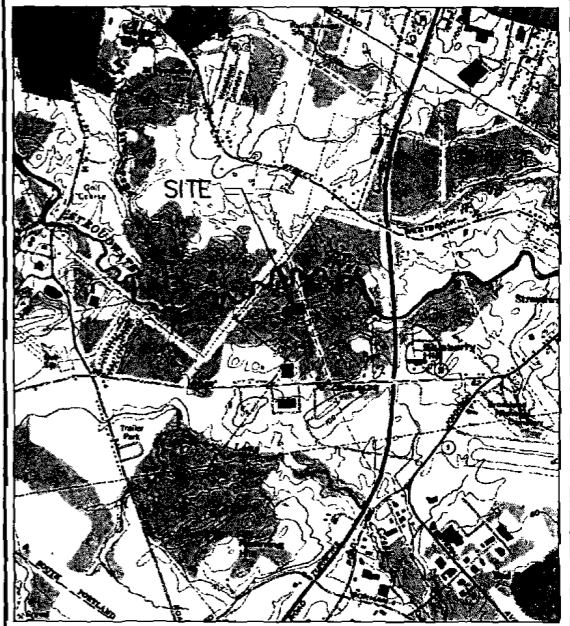


INDEX OF SHEETS

- 1. SITE
- 2. GRADING AND UTILITY
- 3. SITE DETAILS
- 4. SITE DETAILS
- 5. SITE DETAILS
- 6. BOUNDARY SURVEY

LEGEND

EXISTING CONTOUR	---	XXX
FINAL CONTOUR	---	XXX
WETLAND BOUNDARY	---	UPLAND
UTILITY POLE	EXT. ○	PRP. ○
EXT. WATER	---	EW
EXT. SEWER	---	ES
EXT. OVERHEAD UTIL.	---	EOHU
EXT. UNDERGROUND UTIL.	---	EUE
EXISTING EASEMENT	---	---
PRP. WATER	---	PW
PRP. SEWER	---	PS
PRP. UTILITY	---	PUE/T/C
PRP. GAS	---	PG
WATER VALVE	⊕	---
WATER SHUTOFF	⊕	---
SEWER MANHOLE	⊕	---
LIGHT POLE	EXT. ☆	PRP. ☆
SILTATION FENCE	---	---
PROPOSED FENCE	---	---
EXISTING FENCE	---	---
ASPHALT CURB	---	AC
SLOPED GRANITE CURB	---	SSC
VERTICAL GRANITE CURB	---	VGC
EXISTING CURB	---	---
FIRE HYDRANT	EXT. ⊕	PRP. ⊕
LANDSCAPED AREA	LA	---
SPOT GRADE	EXT. X57.31'	PRP. X57.31'



LOCATION MAP
 APPROXIMATE SCALE: 1"=2000'

GENERAL NOTES

1. THIS PLAN PROVIDES DETAILS FOR THE APPROVAL AND CONSTRUCTION OF AN 7000 SF INDUSTRIAL BUILDING WITH A SEPARATE 2400 SF SALT SHED IN PORTLAND, MAINE. THE SITE IS LOCATED AT 144 HUTCHINS DRIVE AND IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 240, BLOCK A, LOT 4, AND IS 2.16 ACRES IN AREA WITH 235' OF STREET FRONTAGE ON HUTCHINS DRIVE.
2. THE PROPOSED BUILDING (APPROXIMATELY 7,000 SF FOOTPRINT) SHALL BE A MAINTENANCE FACILITY FOR PHOENIX MANAGEMENT.
3. THE PARCEL IS LOCATED IN THE INDUSTRIAL-MODERATE IMPACT (IM) DISTRICT. DISTRICT REQUIREMENT ARE AS FOLLOWS:
 MIN LOT SIZE = N/A
 MIN STREET FRONTAGE = 60'
 MAX FRONT YARD = 25'
 MIN REAR AND SIDE YARD = 25'
 MAX BUILDING HEIGHT = 75'
4. MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED IS 75% IN THE INDUSTRIAL-MODERATE IMPACT DISTRICT. COVERAGE CALCULATIONS ARE AS FOLLOWS:
 28,800 SF / 94,002 SF = 31.7%
5. BOUNDARY, TOPOGRAPHIC AND WETLAND INFORMATION WAS TAKEN FROM REFERENCE 1 AND FIELD OBSERVATIONS TAKEN BY ATTAR ENGINEERING IN MAY OF 2011.
6. REQUIRED PARKING IS CALCULATED AS FOLLOWS:
 8000 S.F. INDUSTRIAL SPACE:
 (1/1000 S.F.) TOTAL = 8 SPACES
 TOTAL = 8 SPACES
 14 SPACES ARE PROVIDED, OF WHICH 1 SPACE IS ADA ACCESSIBLE.
7. WATER AND SEWER SERVICE SHALL BE PROVIDED TO THE SITE BY THE PORTLAND WATER DISTRICT. WATER AND SEWER IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.
8. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. PROPOSED SIGN SHALL BE SUBJECT TO APPROVAL PURSUANT TO SECTION 14-526 (d) B.O. (IV) OF THE LAND USE CODE.
10. REPLACEMENT TREES MUST BE LISTED ON THE CITY OF PORTLAND APPROVED NATIVE SPECIES LIST. SEE EXISTING CONDITIONS PLAN FOR TREE SURVEY INFORMATION. STREET TREES MUST MEET ALL STANDARDS SET FORTH IN THE CITY OF PORTLAND TECHNICAL MANUAL SECTION 4.7.

TAX MAP 6, LOT 17
 SPRING HARBOR HOSPITAL
 123 ANDOVER ROAD
 WESTBROOK, ME 04092

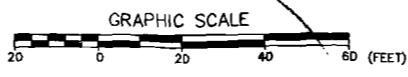
TAX MAP 240, LOT 3
 TROPHY BUILDING, LLC.
 289 FOREST AVENUE
 PORTLAND, ME 04102

see 0/25/11 plan

REFERENCES

1. "CONCEPTUAL PLAN - LOT 13" PREPARED CBE/ THE BOULOS COMPANY BY TITCOMB ASSOCIATES, DATED 1/05/2011,
2. "STROUDWATER ESTATES" PREPARED BY H. L. & E. C. JORDAN - SURVEYORS, DATED 10 SEPTEMBER 1984, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 144, PAGE 73.

CITY OF PORTLAND PLANNING BOARD	DATE



JUN 29 2011

APPLICANT: PHOENIX MANAGEMENT OWNER OF RECORD: MAINE ALPHA FLOOR SANDING
 PO BOX 579 23 RABBIT RUN
 SACO, ME 04072-5118 PORTLAND, ME 04102-2275

STATE OF MAINE
 CUMBERLAND COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTER

NO.	DESCRIPTION	DATE

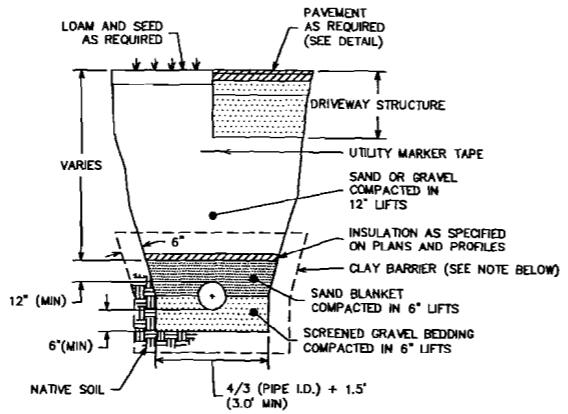
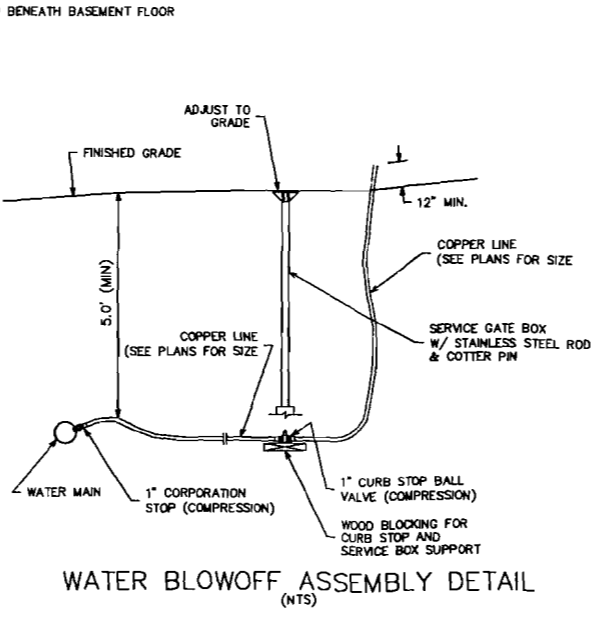
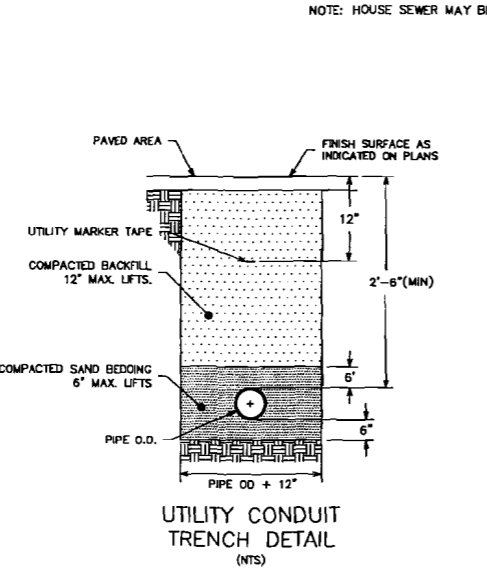
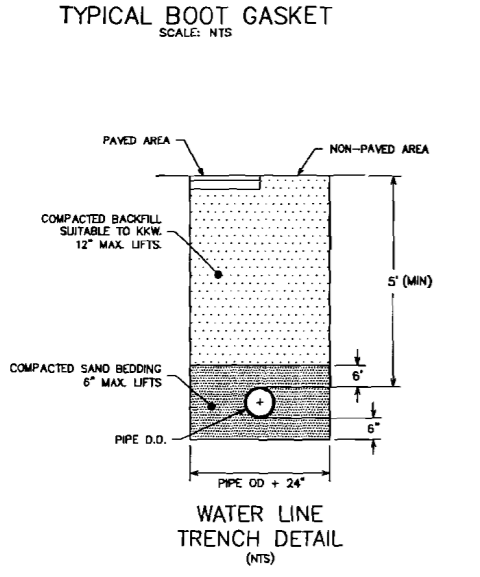
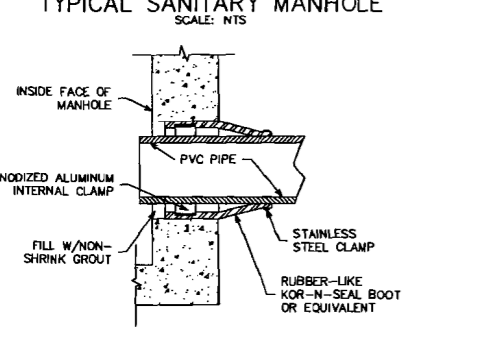
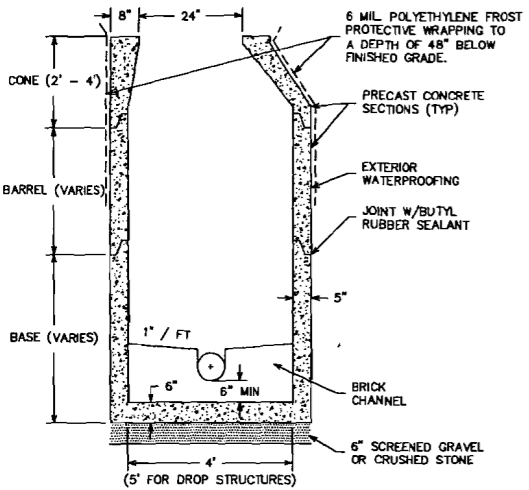
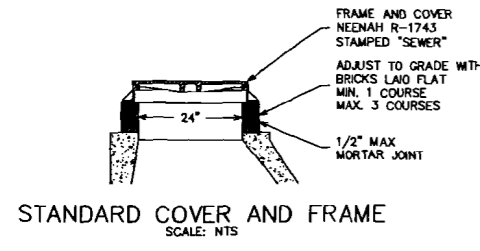
NOT FOR CONSTRUCTION

SITE PLAN
 144 HUTCHINS DRIVE
 HUTCHINS DRIVE PORTLAND, MAINE

FOR: PHOENIX PROPERTY SERVICES
 PO BOX 759
 SACO, ME 04072-5118

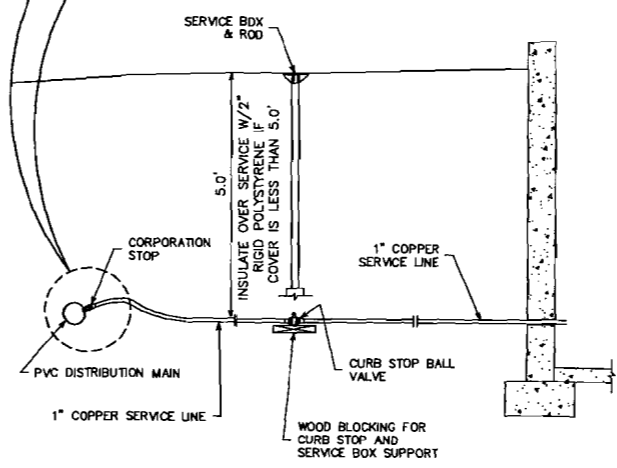
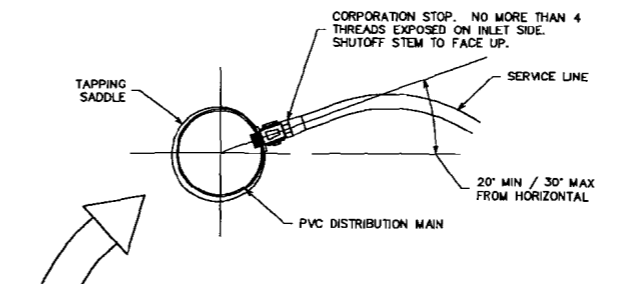
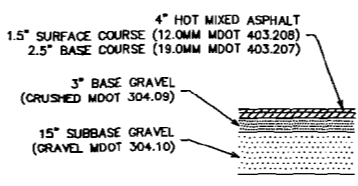
ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: CLS
DATE: 06/17/11		REVISION : DATE
JOB NO: C010-11	CAD FILE: HUTCHINS SITE	SHEET 1 OF _____

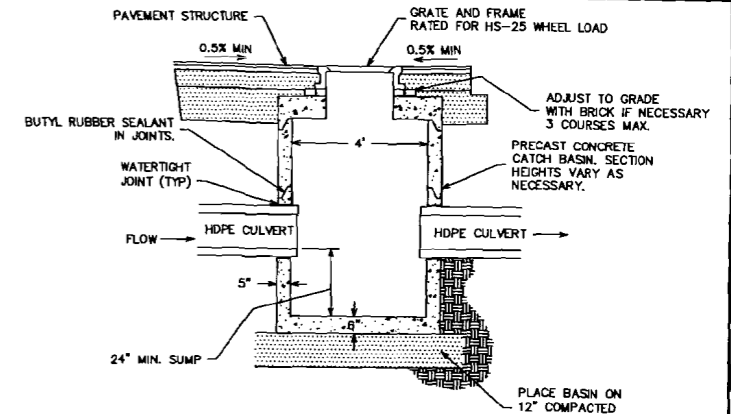


TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

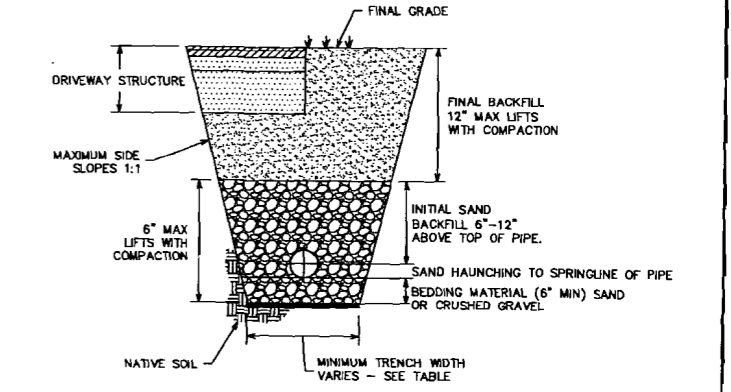
CLAY BARRIERS (12" THICK, APPROX. 100' INTERVALS) ALONG THE PIPE BEDDING SHALL BE INSTALLED IN AREAS OF HIGH GROUNDWATER OR AS DIRECTED BY THE INSPECTING ENGINEER.



CONTRACTOR TO COORDINATE WITH WATER DISTRICT ON LOCATION OF CURB STOPS

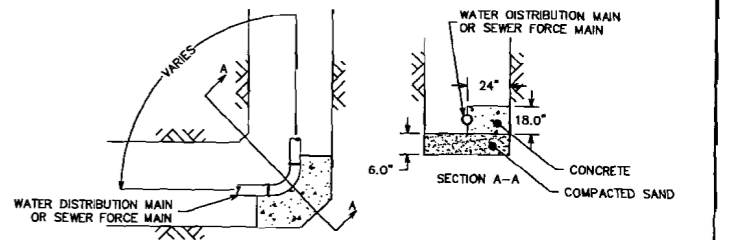


CATCH BASINS ARE TO BE PRECAST CONCRETE CONSTRUCTION MEETING THE REQUIREMENTS OF ASTM DESIGNATION C478 OR PRECAST CONCRETE MANHOLE BLOCK CONSTRUCTION MEETING THE REQUIREMENTS OF ASTM C139, RADIAL TYPE. METAL FRAMES AND TRAPS MUST BE SET IN A FULL MORTAR BED WITH TOPS TO CONFORM TO THE AASHTO REQUIREMENTS.



TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	56
36	78
42	83
48	89
60	102



REVIEW SET
NOT FOR CONSTRUCTION

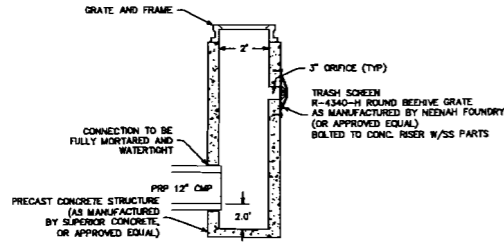
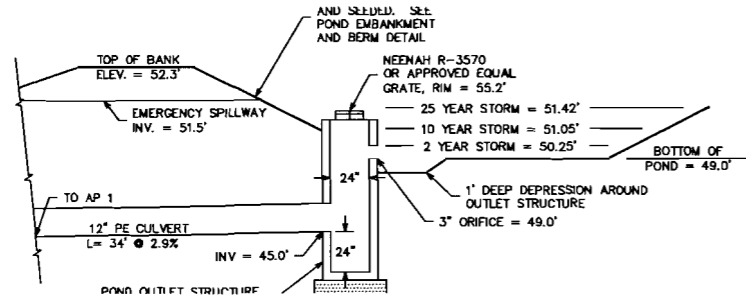
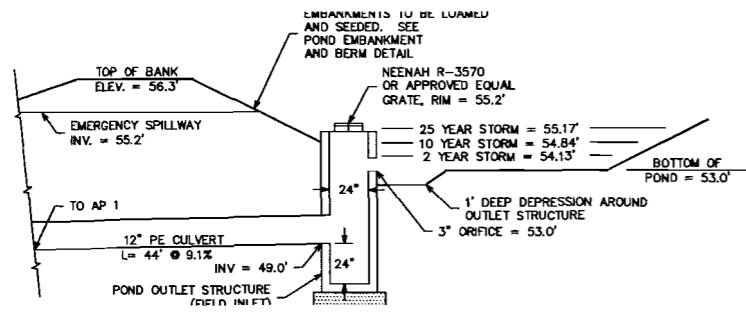
NO.	DESCRIPTION REVISIONS	DATE

SITE DETAILS
144 HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE

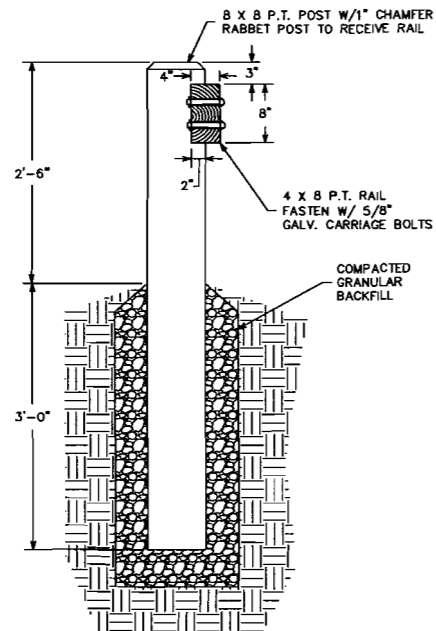
FOR: PHOENIX PROPERTY SERVICES
PO BOX 759
SACO, ME 04072-5118

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
128 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207) 439-6023 FAX: (207) 439-2128

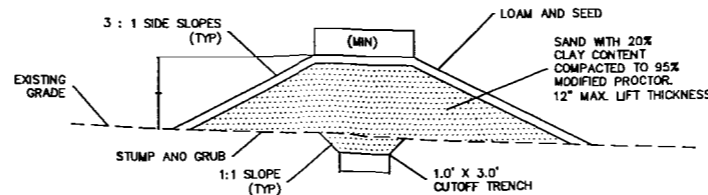
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: CLS
DATE: 06/17/11		REVISION: DATE
JOB NO: C010-11	CAD FILE: HUTCHINS DET	SHEET 3 OF



FIELD INLET (FI) DETAIL
(NTS)



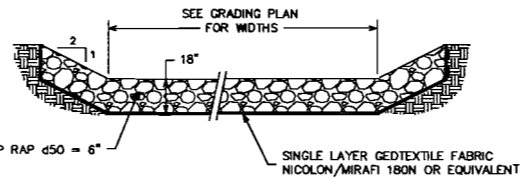
TIMBER GUARDRAIL DETAIL
(NTS)
MAXIMUM POST SPACING SHALL BE 6'.



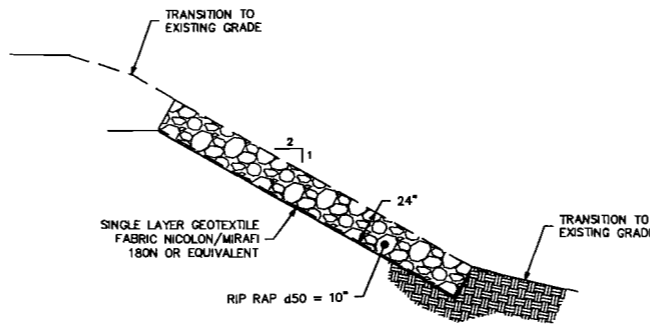
POND EMBANKMENT AND BERM DETAIL
SCALE: 1" = 5'

EMBANKMENT CONSTRUCTION NOTES

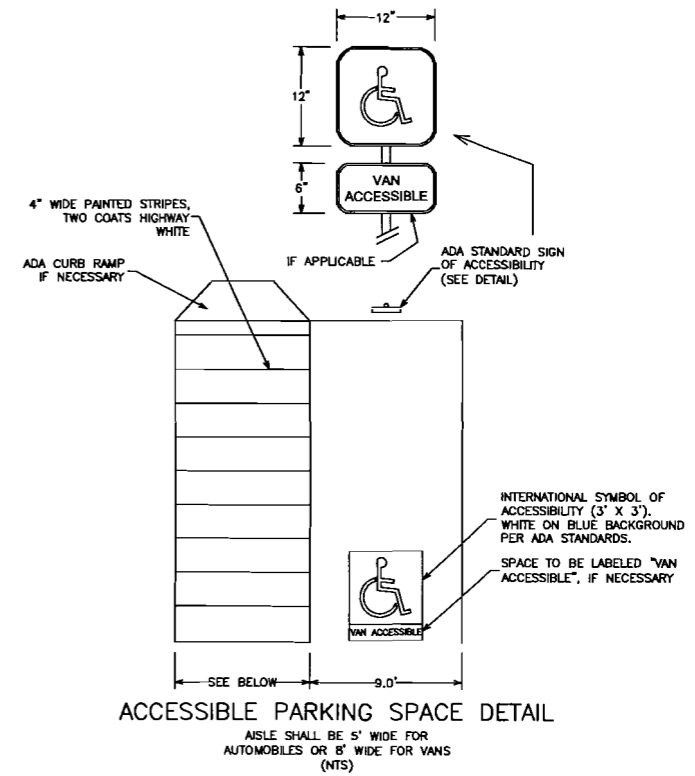
1. ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.
2. ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE SAND WITH 20% CLAY CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12" (MAX.) LIFTS AND BE COMPACTED TO 95% MODIFIED PROCTOR. A CUTOFF TRENCH SHALL BE EXCAVATED AS SHOWN PRIOR TO CONSTRUCTION OF EMBANKMENT.
3. DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.
4. EMBANKMENT SIDE SLOPES AND BOTTOM OF DETENTION BASIN SHALL BE LOAMED, SEEDED AND MULCHED IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL NOTES.



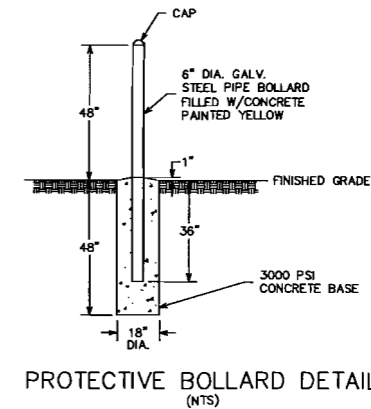
EMERGENCY SPILLWAY DETAIL
(NTS)



RIP RAP SLOPE DETAIL
(NTS)



ACCESSIBLE PARKING SPACE DETAIL
AISLE SHALL BE 5' WIDE FOR AUTOMOBILES OR 6' WIDE FOR VANS (NTS)



PROTECTIVE BOLLARD DETAIL
(NTS)

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

SITE DETAILS
144 HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE

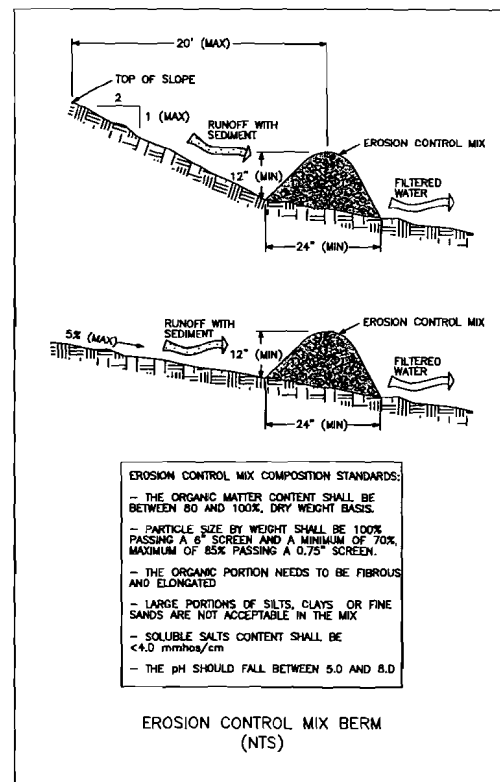
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SCALE: AS NOTED	APPROVED BY:	DRAWN BY: CLS
DATE: 06/17/11		REVISION: DATE
JOB NO: C010-11	CAD FILE: HUTCHINS DET	SHEET 4 OF

EROSION & SEDIMENTATION CONTROL NOTES

- SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
- TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
- SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL LAWN AREA SHALL BE PERMANENTLY SEEDDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE KENTUCKY BLUEGRASS, 20 LB/ACRE CREEPING RED FESCUE AND 5 LB/ACRE PERENNIAL RYE GRASS FOR A TOTAL OF 45 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K2O) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
- ALL DRAINAGE SWALES, POND EMBANKMENTS AND CROSSING EMBANKMENTS SHALL BE SEEDDED WITH A MIXTURE OF CREEPING RED FESCUE, REDTOP AND TALL FESCUE. THE MIXTURE SHALL CONTAIN 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
- TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 11/2 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
- ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDDED AREA.
- ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.
- SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
- EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
- THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.



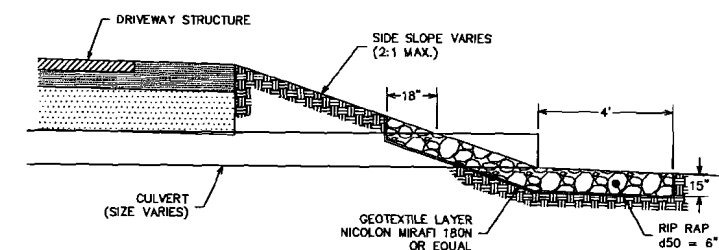
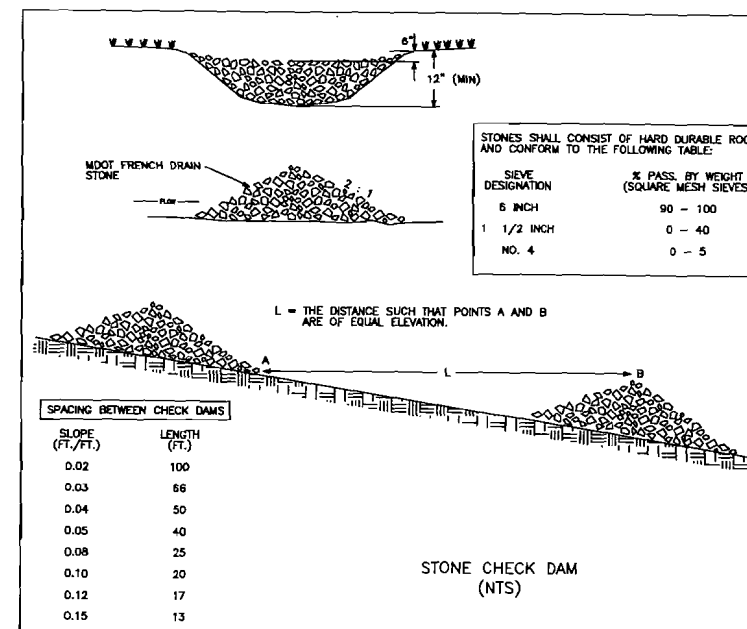
DRIVEWAY CONSTRUCTION NOTES

- DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".
- ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.
- ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.
- ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

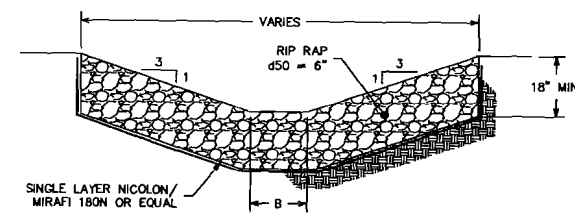
WINTER CONSTRUCTION NOTES

NOVEMBER 1 - APRIL 15

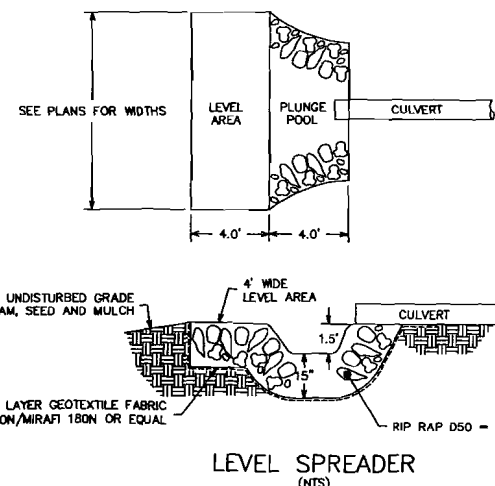
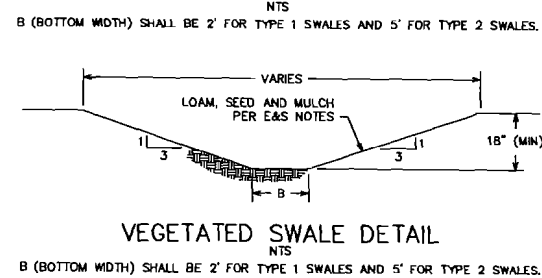
- EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEEDDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.
- FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%. SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8% MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
- DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.
- SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.



RIP RAP SWALE DETAIL (NTS)



VEGETATED SWALE DETAIL (NTS)



REVIEW SET
NOT FOR CONSTRUCTION

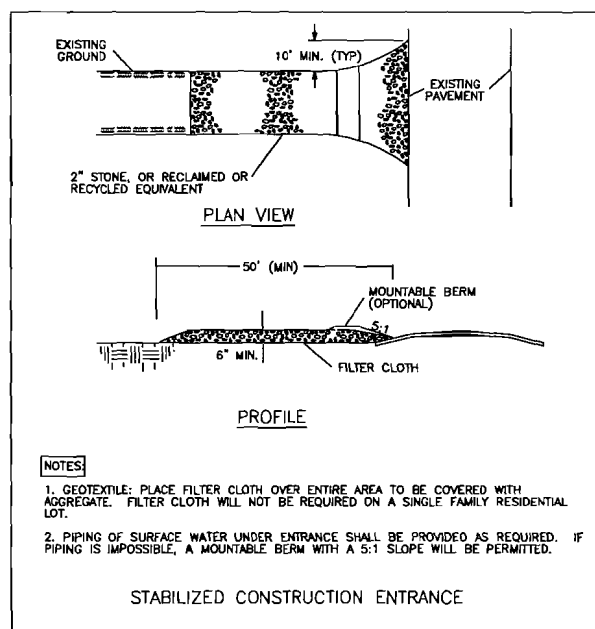
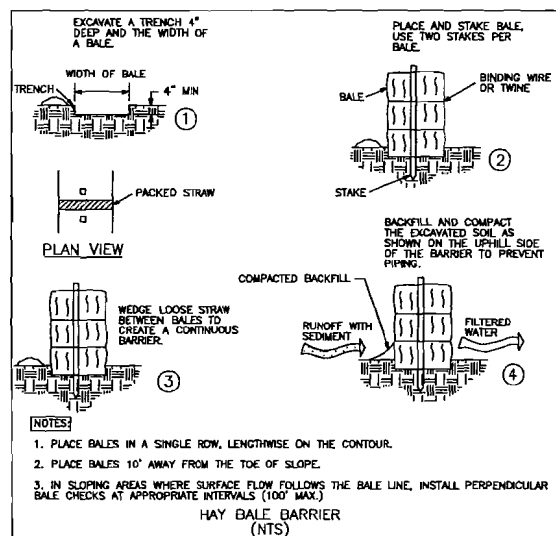
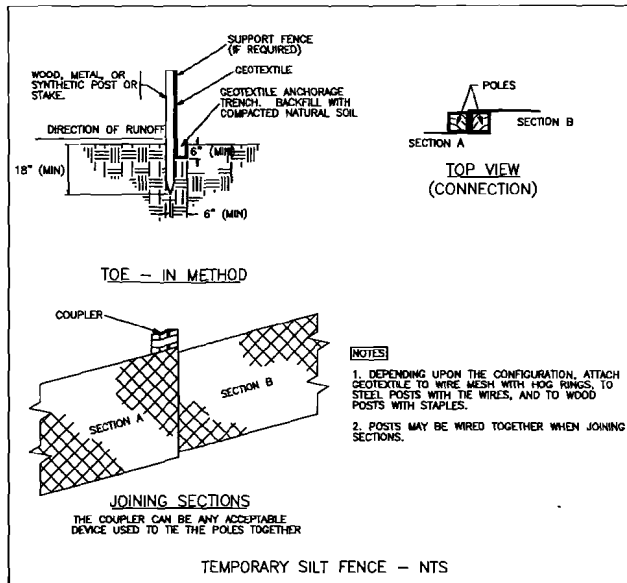
NO.	DESCRIPTION	DATE

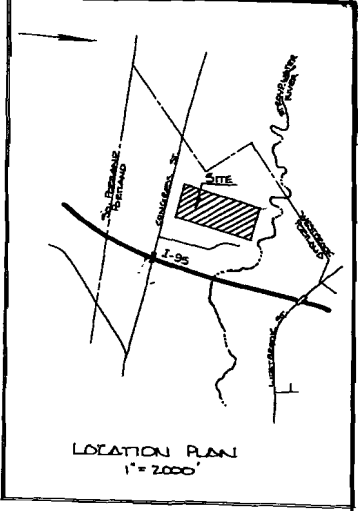
SITE DETAILS
144 HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE

FOR: PHOENIX PROPERTY SERVICES
PO BOX 759
SACO, ME 04072-5118

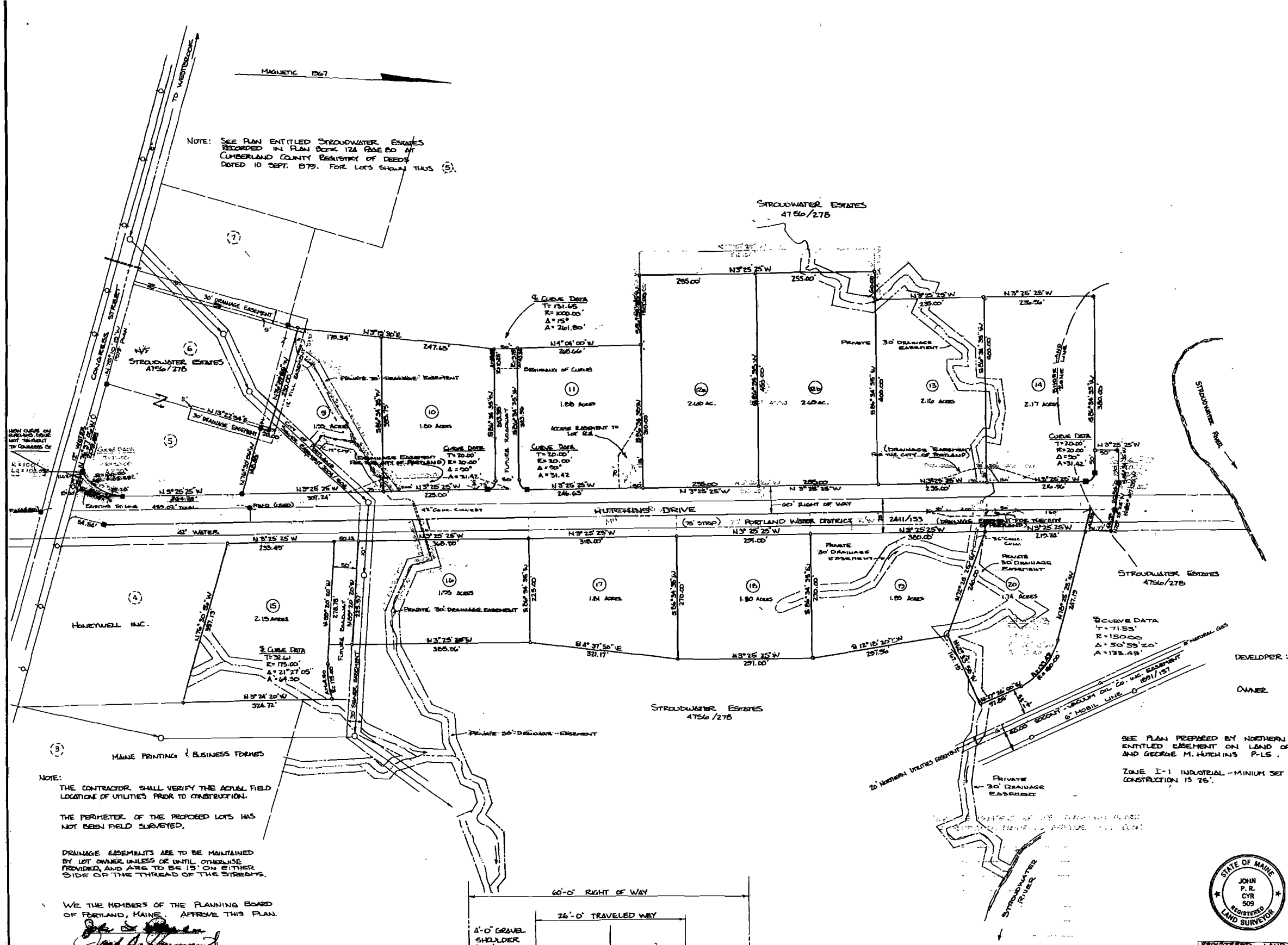
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
128 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: CLS
DATE: 6/17/11		REVISION: DATE
JOB NO: C010-11	CAD FILE: HUTCHINS DET	SHEET 5 OF





NOTE: SEE PLAN ENTITLED STROUDWATER ESTATES RECORDED IN PLAN BOOK 124 PAGE 80 AT CUMBERLAND COUNTY REGISTRY OF DEEDS DATED 10 SEPT. 1979. FOR LOTS SHOWN THUS (5).



- LEGEND
- IRON PILING (USED)
 - EXISTING BUILDING
 - MONUMENTS TO BE SET
 - SEWER MANHOLE
 - HYDRANT
 - UTILITY POLE
 - BURIED GAS LINE
 - BURIED OIL LINE
 - ⊙ RECORDED LOTS
 - ⊙ PROPOSED LOTS
 - PROPERTY MARKER TO BE SET

DEVELOPER: HARRY H. HARMON JR., GEORGE M. HUTCHINS 1000 CONGRESS ST. PORTLAND, MAINE 04101
 OWNER: STROUDWATER ESTATES 1000 CONGRESS ST. PORTLAND, MAINE 04101

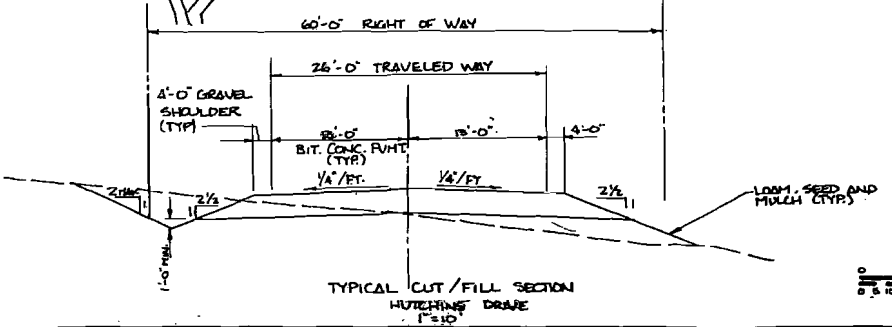
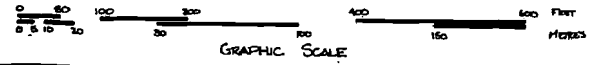
SEE PLAN PREPARED BY NORTHERN UTILITIES INC. ENTITLED EASEMENT ON LAND OF HARRY H. HARMON AND GEORGE M. HUTCHINS P.L.S. DATED 2 JULY 1965.
 ZONE I-1 INDUSTRIAL - MINIMUM SET BACK LINE FOR CONSTRUCTION IS 25'.

FINAL PLAN - PHASE 2
 State of Maine, Cumberland ss. Registry of Deeds Received [Signature] 1981
 Plan Book [Signature] Page [Signature]
 Attest: [Signature] Registrar



REGISTERED LAND SURVEYOR
 JOHN P. R. CYR

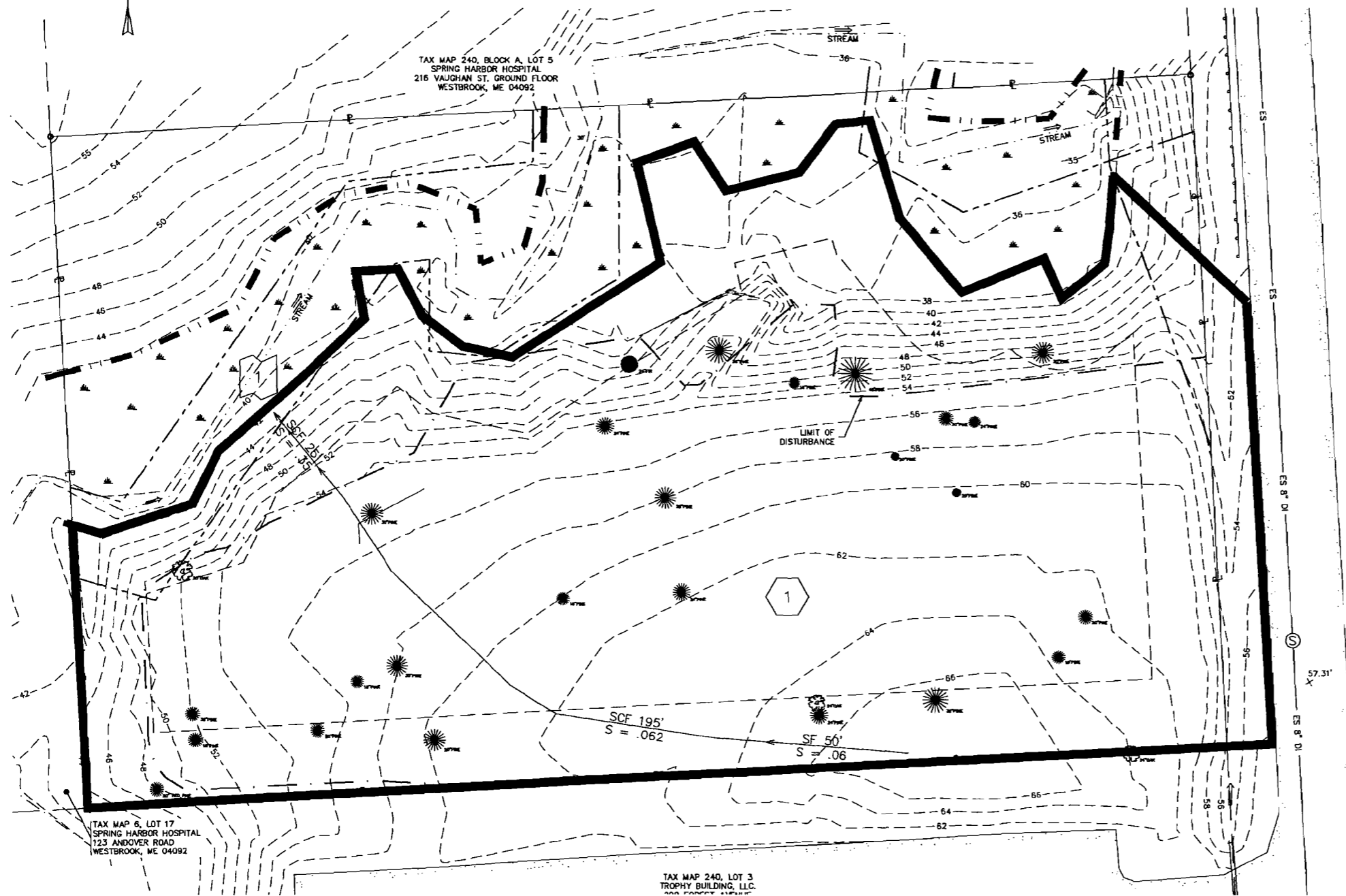
DATE	REVISION
PLAN OF PROPERTY	
IN	
PORTLAND, MAINE	
MADE FOR	
STROUDWATER ESTATES	
H. I. & E. C. JORDAN - SURVEYORS	
DIVERSITY OF EDA 200 C. JORDAN CO. INC.	
SCALE: 1" = 100'	DATE: 10 SEP 1981
SURVEY	TRACED
COMP.	SAWE
PLAN FILE NO.	1280



NOTE: THE CONTRACTOR SHALL VERIFY THE ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
 THE PERIMETER OF THE PROPOSED LOTS HAS NOT BEEN FIELD SURVEYED.
 DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY LOT OWNER UNLESS OR UNTIL OTHERWISE PROVIDED, AND ARE TO BE 15' ON EITHER SIDE OF THE THREAD OF THE STREAMS.
 WE, THE MEMBERS OF THE PLANNING BOARD OF PORTLAND, MAINE, APPROVE THIS PLAN.

[Signatures of Planning Board Members]

DATE: August 14, 1981

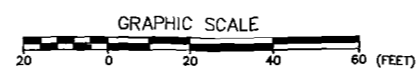


LEGEND	
WETLAND BOUNDARY	UPLAND
EXT. CONTOUR	---XXX---
PRP. CONTOUR	---XXX---
SUBCATCHMENT BNDY.	—
SOIL TYPE BOUNDARY	---
To PATH	FLOW TYPE/LENGTH

SOILS LEGEND	
EmB	ELMWOOD FINE SANDY LOAM, 3% TO 8% SLOPES, HSG C
SU	SULPHHEMISTS, FREQUENTLY FLOODED

FLOW TYPES	
1	SUBCATCHMENT
1R	REACH
1	POND
1	ANALYSIS POINT
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
CF	CHANNELIZED FLOW
PIPE	PE PIPE FLOW

NOT FOR CONSTRUCTION



NO.	DESCRIPTION	DATE
	REVISIONS	

EXISTING CONDITIONS PLAN
HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE

FOR: PHOENIX PROPERTY SERVICES
PO BOX 759
SACO, ME 04072-5118

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

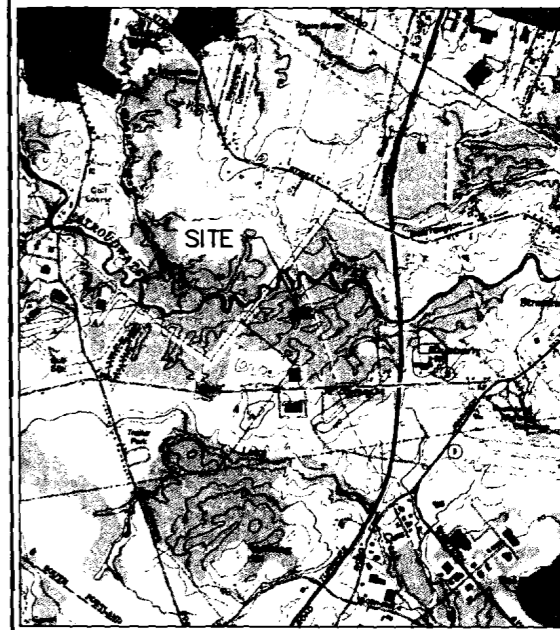
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: CLS
DATE: 06/17/11		REVISION : DATE - : -
JOB NO: C010-11	CAD FILE: HUTCHINS EXT	SHEET 1 OF 2

INDEX OF SHEETS

1. SITE
2. GRADING AND UTILITY
3. SITE DETAILS
4. SITE DETAILS
5. SITE DETAILS
6. BOUNDARY SURVEY
7. LIGHTING PLAN

LEGEND

EXISTING CONTOUR	---
FINAL CONTOUR	XXX
WETLAND BOUNDARY	WETLAND
UTILITY POLE	EXT. ϕ PRP. ϕ
EXT. WATER	EW
EXT. SEWER	ES
EXT. OVERHEAD UTIL.	EOHU
EXT. UNDERGROUND UTIL.	EUE
EXISTING EASEMENT	---
PRP. WATER	PW
PRP. SEWER	PS
PRP. UTILITY	PUE/T/C
PRP. GAS	PG
WATER VALVE	WV
WATER SHUTOFF	WS
SEWER MANHOLE	SM
LIGHT POLE	EXT. ϕ PRP. ϕ
EROSION CONTROL BERM	ECB
PROPOSED FENCE	PF
EXISTING FENCE	EF
ASPHALT CURB	AC
SLOPED GRANITE CURB	SGC
VERTICAL GRANITE CURB	VGC
EXISTING CURB	EC
FIRE HYDRANT	EXT. ϕ PRP. ϕ
LANDSCAPED AREA	LA
SPOT GRADE	EXT. X57.31' PRP. X57.31'



LOCATION MAP
APPROXIMATE SCALE: 1"=200'

GENERAL NOTES

- THIS PLAN PROVIDES DETAILS FOR THE APPROVAL AND CONSTRUCTION OF A 7,000 SF INDUSTRIAL BUILDING WITH A SEPARATE 2,400 SF SALT SHED IN PORTLAND, MAINE. THE SITE IS LOCATED AT 144 HUTCHINS DRIVE AND IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 240, BLOCK A, LOT 4, AND IS 2.16 ACRES IN AREA WITH 235' OF STREET FRONTAGE ON HUTCHINS DRIVE.
- THE PROPOSED BUILDING (APPROXIMATELY 7,000 SF FOOTPRINT) SHALL BE A MAINTENANCE FACILITY FOR PHOENIX MANAGEMENT. THE MAIN BUILDING WILL BE USED FOR STORING AND SERVICING EQUIPMENT (PLOW TRUCKS, BACK HOE LOADERS, BOBCATS, TRACTORS, MOWERS, ETC.) FOR THE MAJORITY OF THE YEAR HOURS SHALL BE FROM 5AM TO 8PM. DURING THE WINTER MONTHS THE FACILITY SHALL BE USED TO STORE AND SELL SALT TO LOCAL CUSTOMERS, HOURS OF OPERATION DURING SNOW EVENTS SHALL BE 24 HOURS.
- THE PARCEL IS LOCATED IN THE INDUSTRIAL-MODERATE IMPACT (IM) DISTRICT. DISTRICT REQUIREMENTS ARE AS FOLLOWS:
MIN LOT SIZE = N/A
MIN STREET FRONTAGE = 60'
FRONT YARD (BUILDING HEIGHT) = 20'
MIN REAR AND SIDE YARD = 25'
MAX BUILDING HEIGHT = 75'
- MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED IS 75% IN THE INDUSTRIAL-MODERATE IMPACT DISTRICT. COVERAGE CALCULATIONS ARE AS FOLLOWS:
29,158 SF / 94,090 SF = 31.0%
- BOUNDARY, TOPOGRAPHIC AND WETLAND INFORMATION WAS TAKEN FROM REFERENCE 1 AND FIELD OBSERVATIONS TAKEN BY ATTAR ENGINEERING IN MAY OF 2011.
- REQUIRED PARKING IS CALCULATED AS FOLLOWS:
7,000 S.F. INDUSTRIAL SPACE (1/1,000 S.F.) = 7 SPACES
TOTAL = 7 SPACES
7 SPACES
14 SPACES ARE PROVIDED, OF WHICH 1 SPACE IS ADA ACCESSIBLE.
- WATER AND SEWER SERVICE SHALL BE PROVIDED TO THE SITE BY THE PORTLAND WATER DISTRICT. WATER AND SEWER IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PROPOSED SIGN SHALL BE SUBJECT TO APPROVAL PURSUANT TO SECTION 14-526 (d) & (iv) OF THE LAND USE CODE.
- REPLACEMENT TREES MUST BE LISTED ON THE CITY OF PORTLAND APPROVED NATIVE SPECIES LIST. SEE EXISTING CONDITIONS PLAN FOR TREE SURVEY INFORMATION. STREET TREES MUST MEET ALL STANDARDS SET FORTH IN THE CITY OF PORTLAND TECHNICAL MANUAL SECTION 4.7. THE PLANTING OF ADDITIONAL TREES AND SHRUBS, IF NECESSARY, TO BE DETERMINED BY THE CITY ARBORIST AND PROJECT TEAM AT THE COMPLETION OF THE PROJECT.
- SEE BUILDING FLOOR PLAN FOR BICYCLE PARKING AREA.

REFERENCES

- "CONCEPTUAL PLAN - LOT 13" PREPARED CBRE/ THE BOULOS COMPANY BY TITCOMB ASSOCIATES. DATED 1/05/2011.
- "STROUDWATER ESTATES" PREPARED BY H. I. & E. C. JORDAN - SURVEYORS. DATED 10 SEPTEMBER 1984. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 144, PAGE 73.

APPLICANT: PHOENIX MANAGEMENT OWNER OF RECORD: MAINE ALPHA FLOOR SANDING
PO BOX 579 23 RABBIT RUN
SACO, ME 04072-5118 PORTLAND, ME 04102-2275

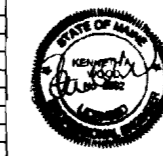
SITE PLAN
144 HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE

FOR: PHOENIX PROPERTY SERVICES
PO BOX 759
SACO, ME 04072-5118

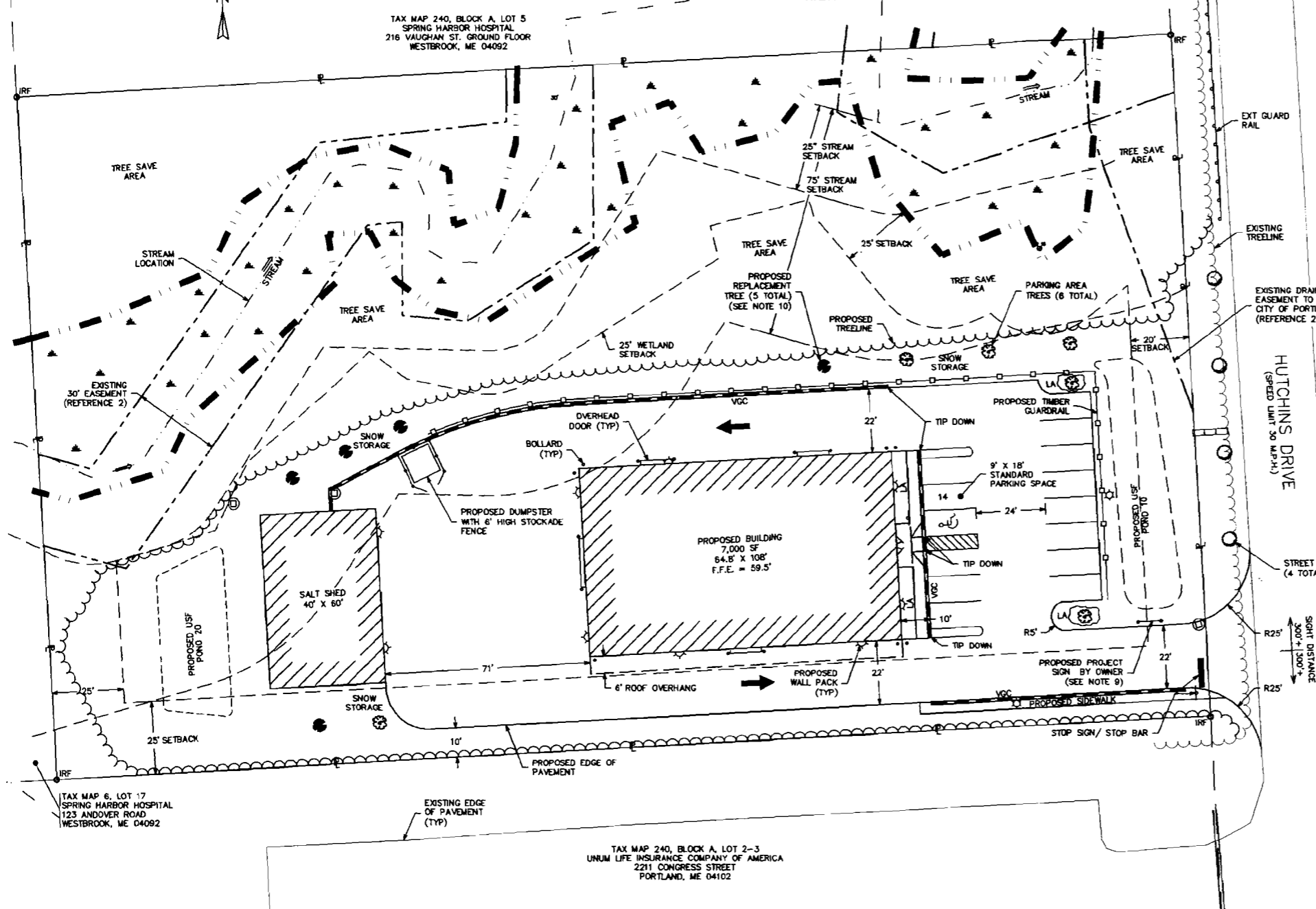
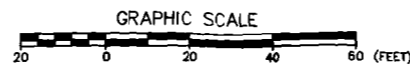
ATTAR ENGINEERING, INC.

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1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

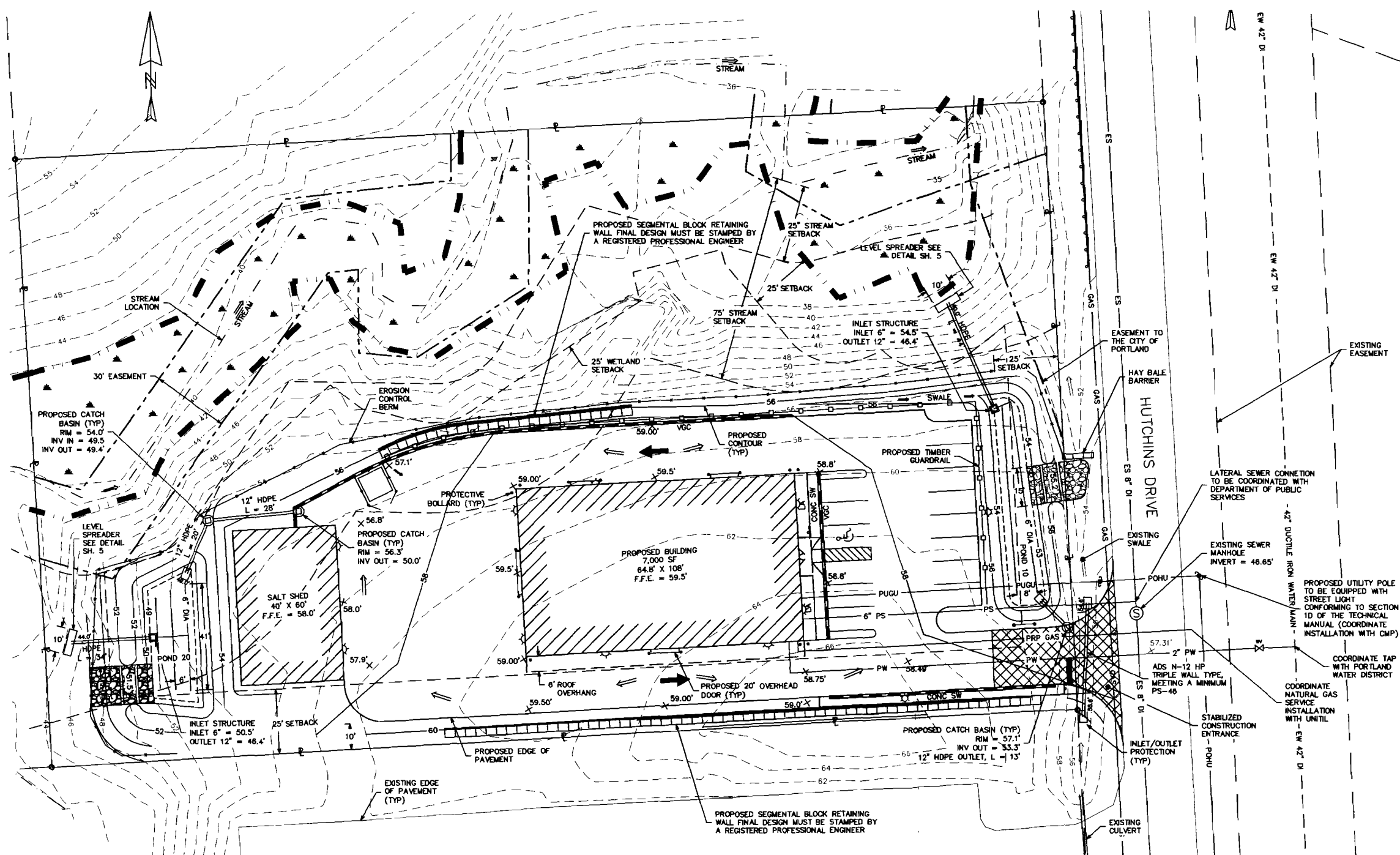
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DATE: 06/17/11
JOB NO: C01D-11
APPROVED BY: [Signature]
DRAWN BY: CLS
REVISION: DATE
C: 10/17/11
SHEET 1 OF 7



NO.	DESCRIPTION	DATE
C.	REVIEW COMMENTS	10/17/11
B.	REVIEW COMMENTS	09/16/11
A.	REVIEW COMMENTS	08/03/11
NO.	DESCRIPTION	DATE



STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED: 20
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER



LEGEND	
EXISTING CONTOUR	--- XXX ---
FINAL CONTOUR	--- XXX ---
WETLAND BOUNDARY	--- UPLAND --- --- WETLAND ---
UTILITY POLE	EXT. ○ PRP. ○
EXT. WATER	--- EW ---
EXT. SEWER	--- ES ---
EXT. OVERHEAD UTIL.	--- EOHU ---
EXT. UNDERGROUND UTIL.	--- EUE ---
EXISTING EASEMENT	---
PRP. WATER	--- PW ---
PRP. SEWER	--- PS ---
PRP. UTILITY	--- PUE/T/C ---
PRP. GAS	--- PG ---
WATER VALVE	⊗
WATER SHUTOFF	⊕
SEWER MANHOLE	⊙
LIGHT POLE	EXT. ⊙ PRP. ⊙
EROSION CONTROL BERM	--- X ---
PROPOSED FENCE	--- ○ ---
EXISTING FENCE	--- □ ---
ASPHALT CURB	--- AC ---
SLOPED GRANITE CURB	--- SCG ---
VERTICAL GRANITE CURB	--- VCG ---
EXISTING CURB	---
FIRE HYDRANT	EXT. ⊗ PRP. ⊗
LANDSCAPED AREA	LA
SPOT GRADE	EXT. X 57.31' PRP. X 57.31'

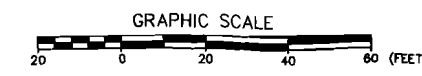
- GENERAL NOTES**
- EXISTING TOPOGRAPHY WAS TAKEN FROM REFERENCE 1.
 - ALL SEWER LINES TO BE 6" PVC (SDR 35).
 - ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL. PROPER TRENCHING AND BACKFILLING ARE VITAL TO THE LONG TERM PERFORMANCE AND DURABILITY OF HDPE CULVERT INSTALLATIONS. SEE HOPE CULVERT TRENCH DETAIL.
 - CATCH BASINS AND DRAINAGE STRUCTURES SHALL BE CLEANED BY CONTRACTOR AFTER CONSTRUCTION.
 - ALL WATER SERVICES SHALL BE (TYPE K) COPPER WITHIN THE RIGHT OF WAY AND EITHER COPPER OR A MATERIAL SUITABLE TO THE PORTLAND WATER DISTRICT ON THE PROPERTY. ALL OTHER VALVES, FITTINGS AND CONNECTIONS SHALL MEET CURRENT PORTLAND WATER DISTRICT STANDARDS.
 - A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES.
 - PROPOSED UTILITIES ARE APPROXIMATELY LOCATED. CENTRAL MAINE POWER WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION.

GRADING AND UTILITY PLAN
144 HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE

FOR: PHOENIX PROPERTY SERVICES
 PO BOX 759
 SACO, ME 04072-5118

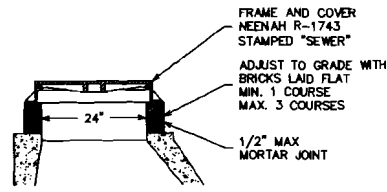
ATTAR ENGINEERING, INC.
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 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: CLS
DATE: 06/17/11		REVISION : DATE B : 09/16/11
JOB NO: CD10-11	CAD FILE: HUTCHINS GRAD	SHEET 2 OF 7

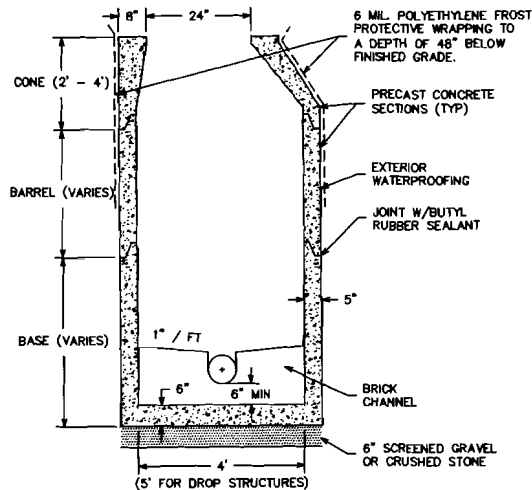


NO.	REVISIONS	DATE
B.	REVIEW COMMENTS	09/16/11
A.	REVIEW COMMENTS	06/03/11

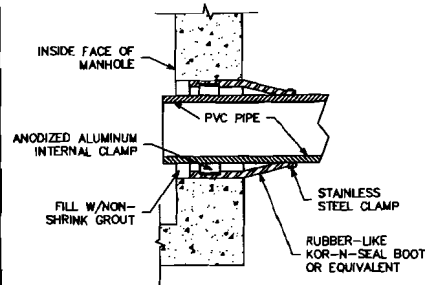




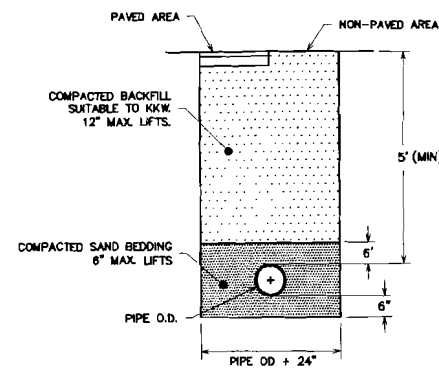
STANDARD COVER AND FRAME
SCALE: NTS



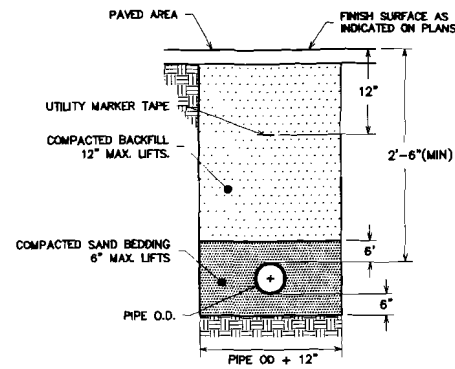
TYPICAL SANITARY MANHOLE
SCALE: NTS



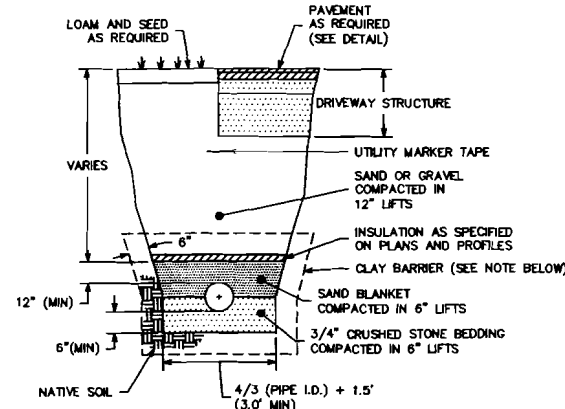
TYPICAL BOOT GASKET
SCALE: NTS



WATER LINE TRENCH DETAIL
(NTS)

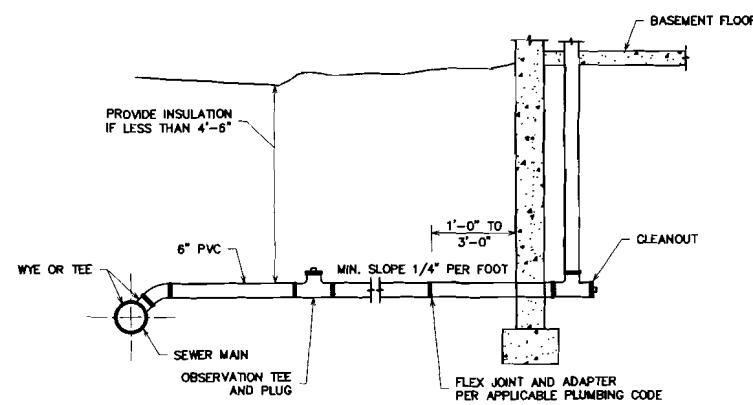


UTILITY CONDUIT TRENCH DETAIL
(NTS)



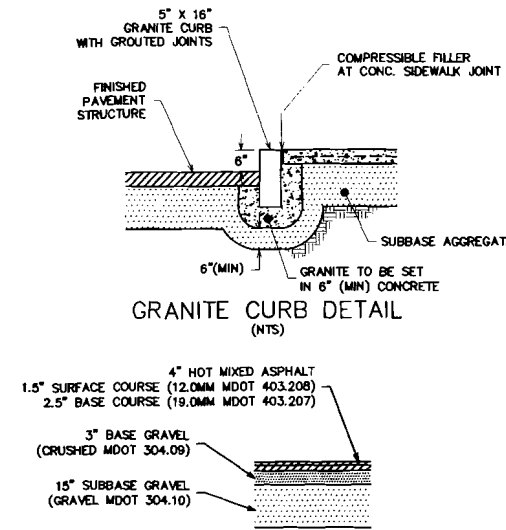
SEWER PIPE TRENCH DETAIL
SCALE: NTS

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.
CLAY BARRIERS (12" THICK, APPROX. 100' INTERVALS) ALONG THE PIPE BEDDING SHALL BE INSTALLED IN AREAS OF HIGH GROUNDWATER OR AS DIRECTED BY THE INSPECTING ENGINEER.



TYPICAL SERVICE CONNECTION AND LATERAL DETAIL
SCALE: NTS

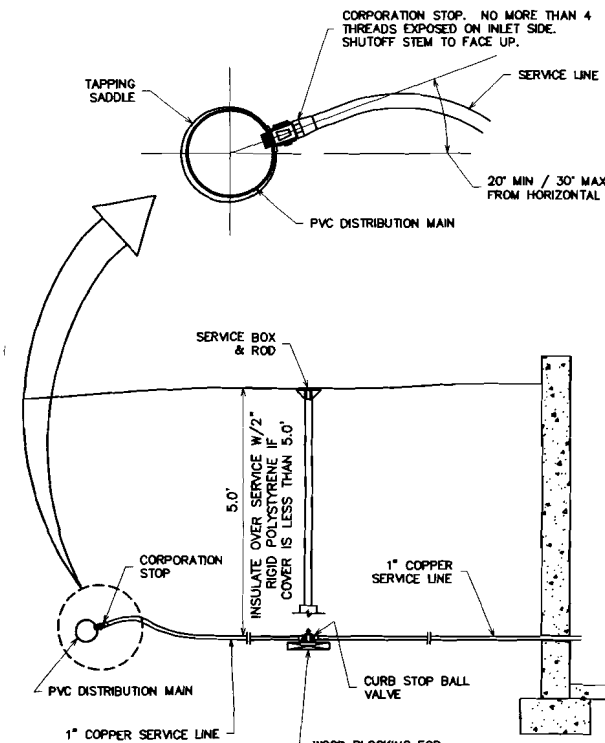
NOTE: SEWER MAY BE LOCATED BENEATH BASEMENT FLOOR



GRANITE CURB DETAIL
(NTS)

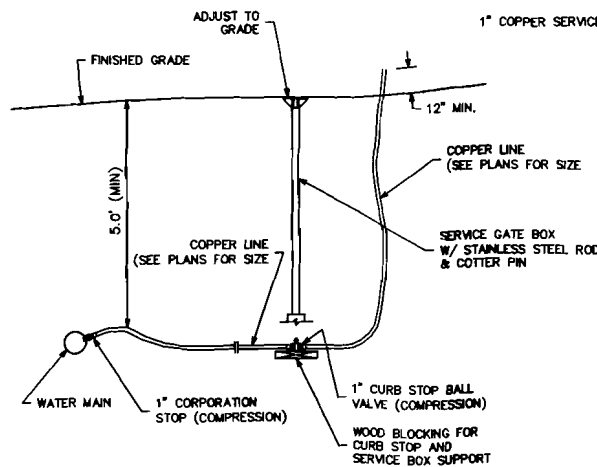
PAVEMENT CROSS-SECTION ROADS AND DRIVEWAYS
(NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR

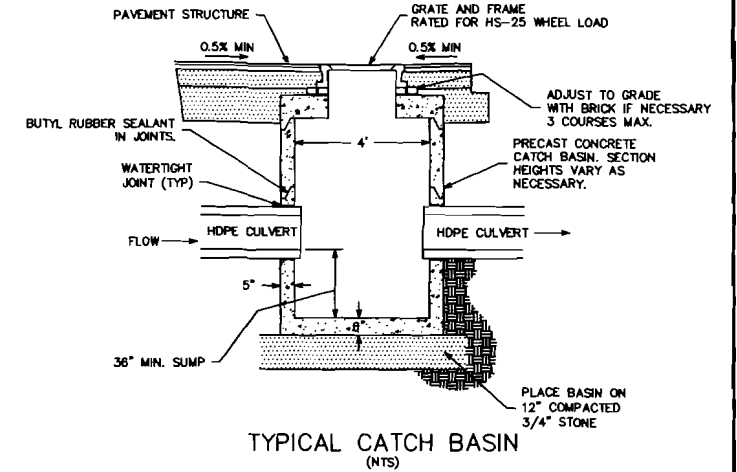


WATER SERVICE DETAIL
(NTS)

CONTRACTOR TO COORDINATE WITH WATER DISTRICT ON LOCATION OF CURB STOPS

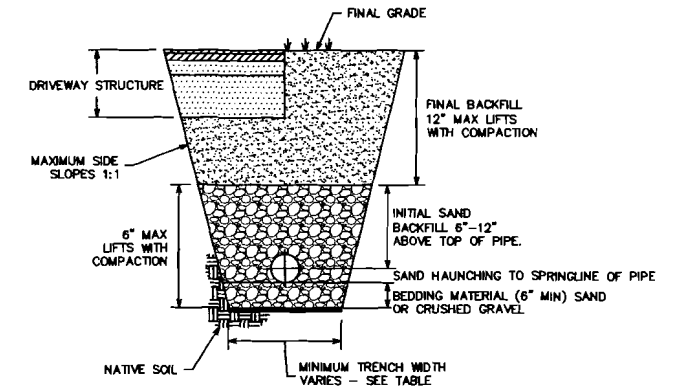


WATER BLOWOFF ASSEMBLY DETAIL
(NTS)



TYPICAL CATCH BASIN
(NTS)

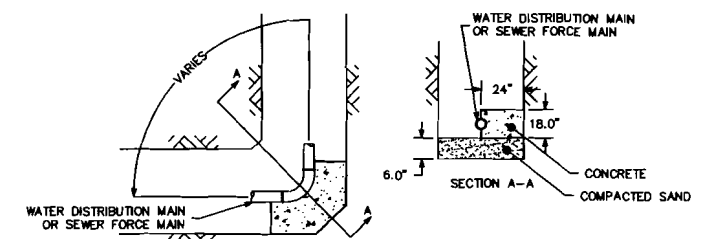
CATCH BASINS ARE TO BE PRECAST CONCRETE CONSTRUCTION MEETING THE REQUIREMENTS OF ASTM DESIGNATION C478 OR PRECAST CONCRETE MANHOLE BLOCK CONSTRUCTION MEETING THE REQUIREMENTS OF ASTM C136. RADIAL TYPE METAL FRAMES AND TRAPS MUST BE SET IN A FULL MORTAR BED WITH TOPS TO CONFORM TO THE AASHTO REQUIREMENTS.



HDPE CULVERT TRENCH DETAIL
(NTS)

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



THRUST BLOCK DETAIL
(NTS)

NO.	REVISIONS	DATE
B.	REVIEW COMMENTS	09/16/11
A.	REVIEW COMMENTS	08/03/11

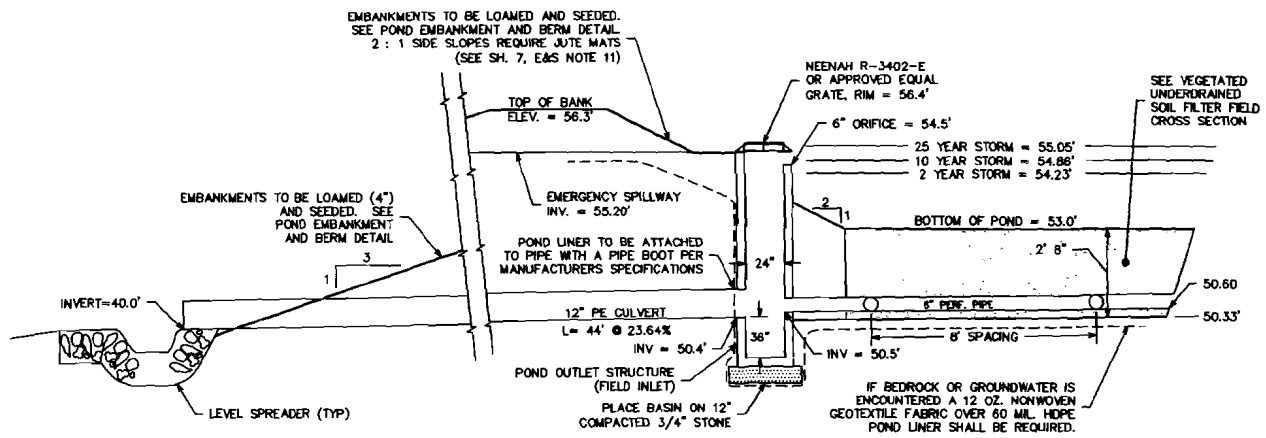


SITE DETAILS
144 HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE

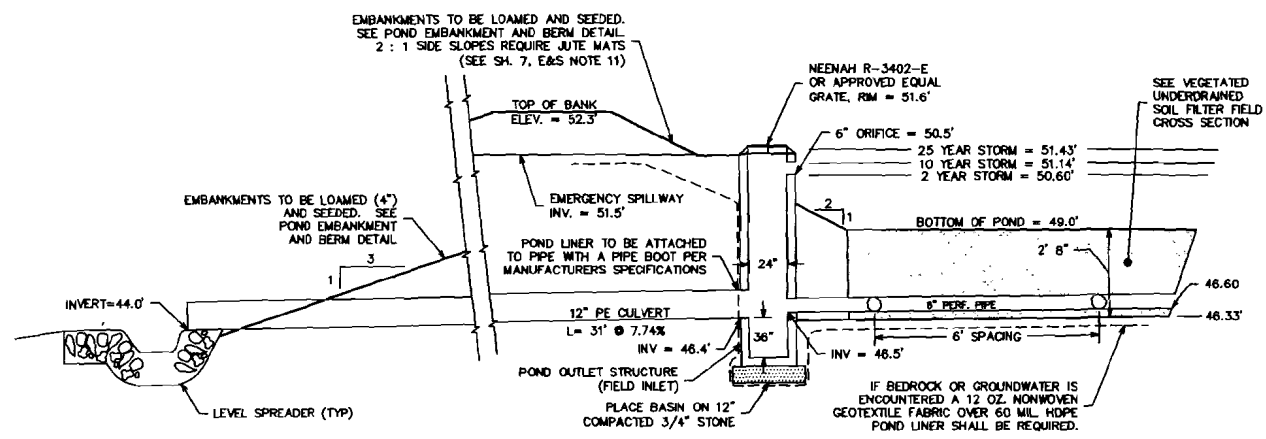
FOR: PHOENIX PROPERTY SERVICES
PO BOX 759
SACO, ME 04072-5118

ATTAR ENGINEERING, INC.
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128 STATE ROAD - ELIOT, MAINE 03903
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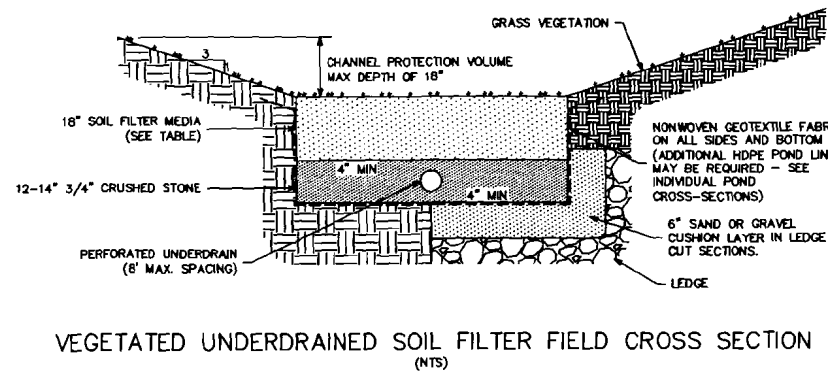
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DATE: 06/17/11		REVISION: DATE B : 09/16/11
JOB NO: C010-11	CAD FILE: HUTCHINS DET	SHEET 3 OF



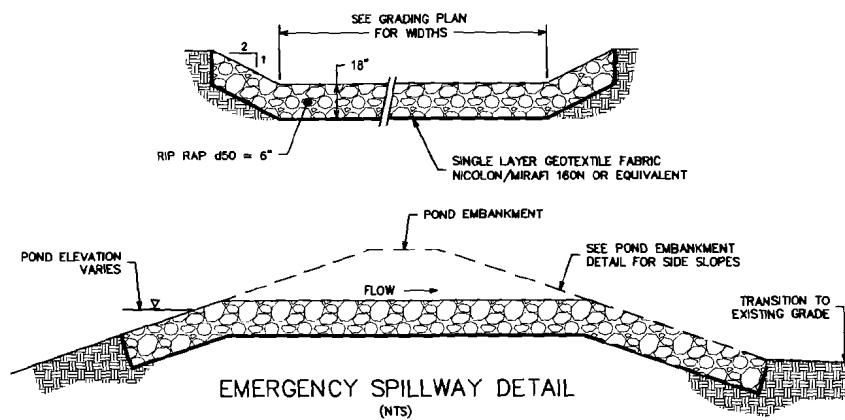
CROSS-SECTION 10 (UNDERDRAIN SOIL FILTER POND) (SEE SH. 2 FOR PLAN VIEW) (NTS)



CROSS-SECTION 20 (UNDERDRAIN SOIL FILTER POND) (SEE SH. 2 FOR PLAN VIEW) (NTS)

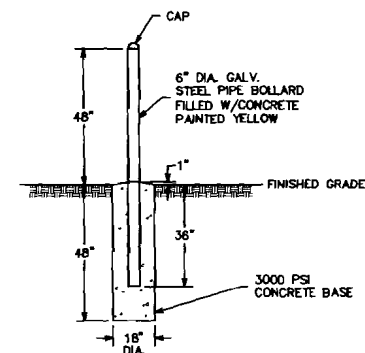


VEGETATED UNDERDRAINED SOIL FILTER FIELD CROSS SECTION (NTS)

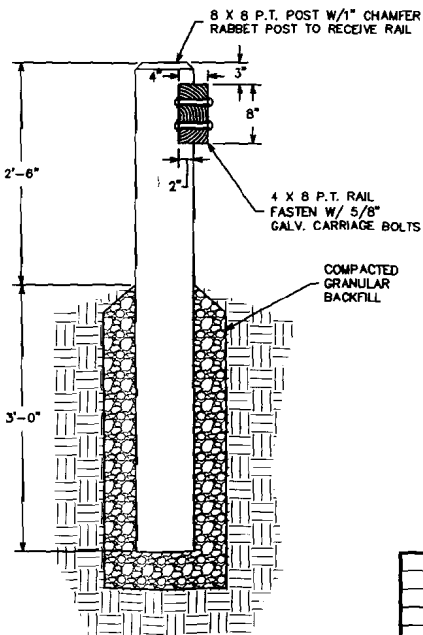


EMERGENCY SPILLWAY DETAIL (NTS)

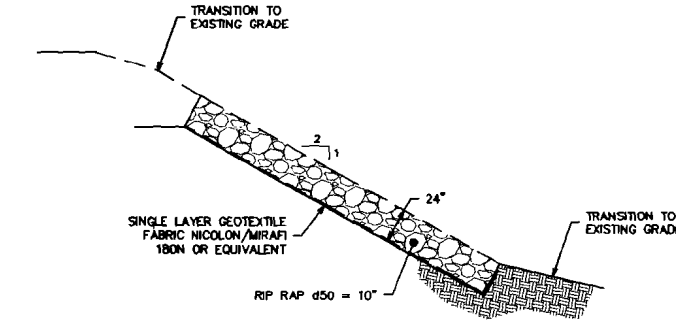
SOIL FILTER MEDIA NOTE:
 THE SOIL FILTER MEDIA SHALL CONSIST OF A SILTY SAND OR SOIL MIXTURE COMBINED WITH 20% - 25% FINE SHREDDED BARK OR WOOD FIBER MULCH. THE MIXTURE MUST HAVE NO LESS THAN 8% AND NO MORE THAN 10% PASSING THE 200 SEVE. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR UPDATED SOIL FILTER MEDIA SPECIFICATIONS.



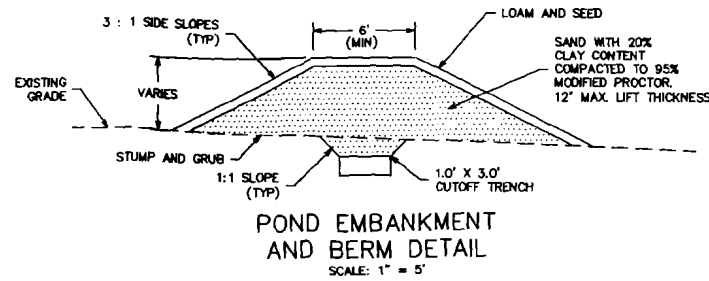
PROTECTIVE BOLLARD DETAIL (NTS)



TIMBER GUARDRAIL DETAIL (NTS)
 MAXIMUM POST SPACING SHALL BE 6'.

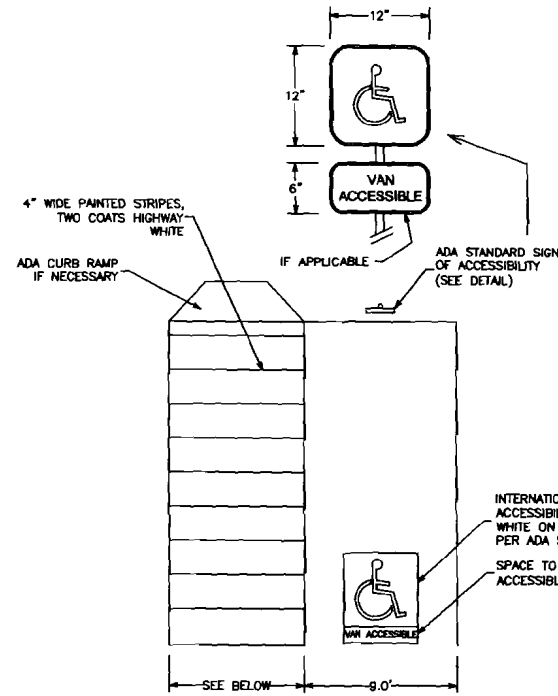


RIP RAP SLOPE DETAIL (NTS)

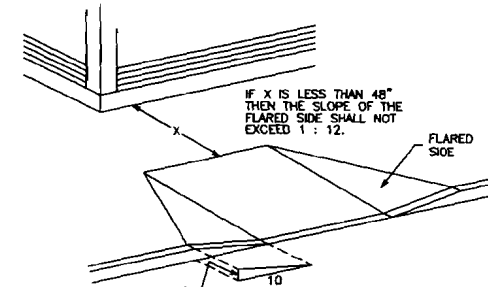


EMBANKMENT CONSTRUCTION NOTES

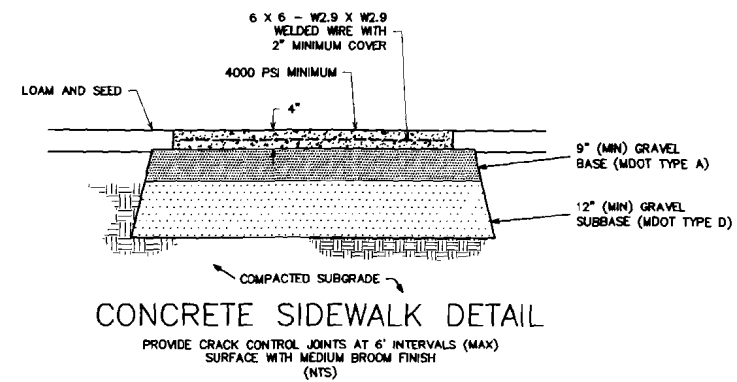
1. ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.
2. ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE SAND WITH 20% CLAY CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12" (MAX.) LIFTS AND BE COMPACTED TO 95% MODIFIED PROCTOR. A CUTOFF TRENCH SHALL BE EXCAVATED AS SHOWN PRIOR TO CONSTRUCTION OF EMBANKMENT.
3. DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.
4. EMBANKMENT SIDE SLOPES AND BOTTOM OF DETENTION BASIN SHALL BE LOAMED, SEEDED AND MULCHED IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL NOTES.



ACCESSIBLE PARKING SPACE DETAIL



ADA CURB RAMP WITH FLARED SIDES (NTS)



CONCRETE SIDEWALK DETAIL

NO.	DESCRIPTION	DATE
B.	REVIEW COMMENTS	08/16/11
A.	REVIEW COMMENTS	08/03/11
	REVISIONS	

SITE DETAILS
 144 HUTCHINS DRIVE
 HUTCHINS DRIVE PORTLAND, MAINE

FOR: PHOENIX PROPERTY SERVICES
 PO BOX 759
 SACO, ME 04072-5118

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 PHONE: (207) 439-8023 FAX: (207) 439-2128

SCALE: AS NOTED
 DATE: 06/17/11
 JOB NO: C010-11

APPROVED BY: [Signature]
 DRAWN BY: CLS
 REVISION: DATE B: 09/16/11
 CAD FILE: HUTCHINS DET
 SHEET 4 OF 7

EROSION & SEDIMENTATION CONTROL NOTES

- SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
- TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
- SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- ALL LAWN AREA SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE KENTUCKY BLUEGRASS, 20 LB/ACRE CREEPING RED FESCUE AND 5 LB/ACRE PERENNIAL RYE GRASS FOR A TOTAL OF 45 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K2O) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
- ALL DRAINAGE SWALES, POND EMBANKMENTS AND CROSSING EMBANKMENTS SHALL BE SEEDED WITH A MIXTURE OF CREEPING RED FESCUE, REDTOP AND TALL FESCUE. THE MIXTURE SHALL CONTAIN 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
- TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.
- TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
- ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.
- ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.
- SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
- EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
- THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.

HOUSEKEEPING (STORMWATER - CHAPTER 500 APPENDIX C, MAINE DEP)

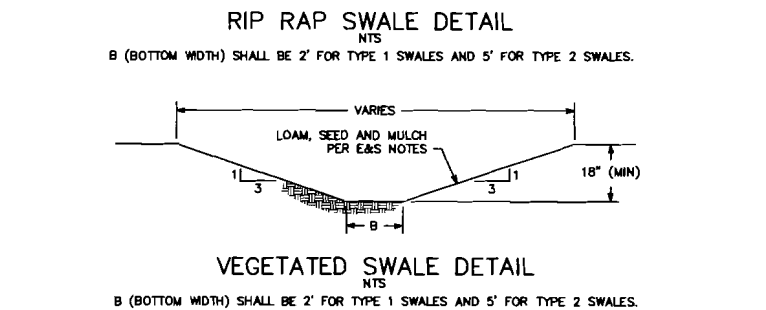
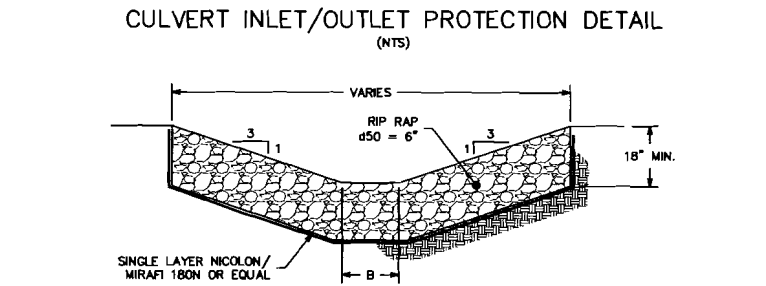
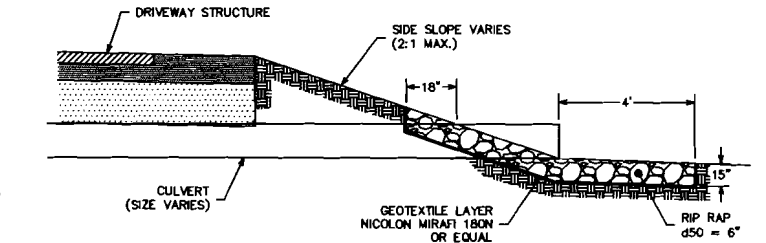
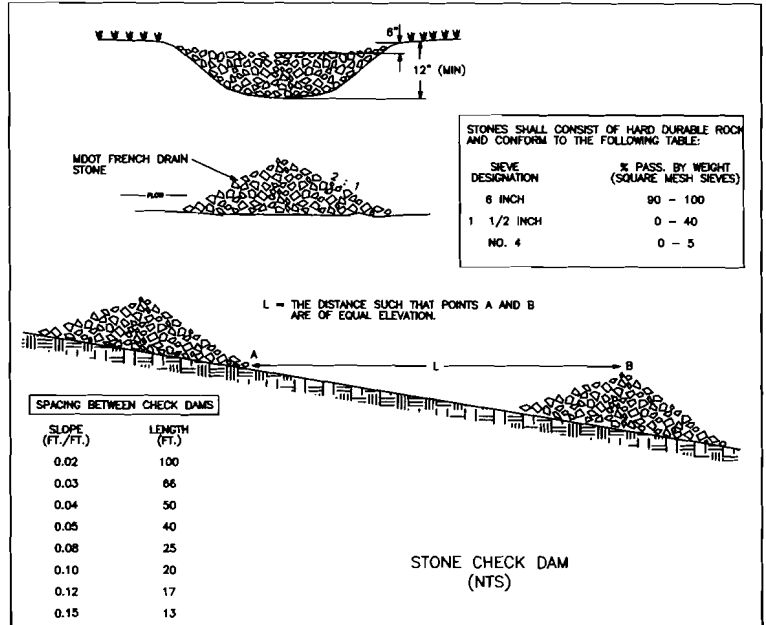
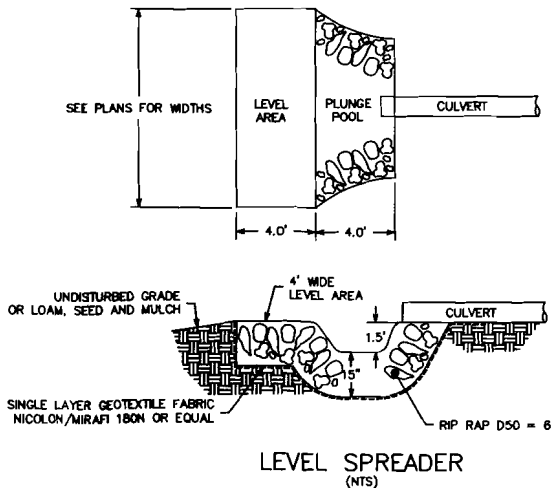
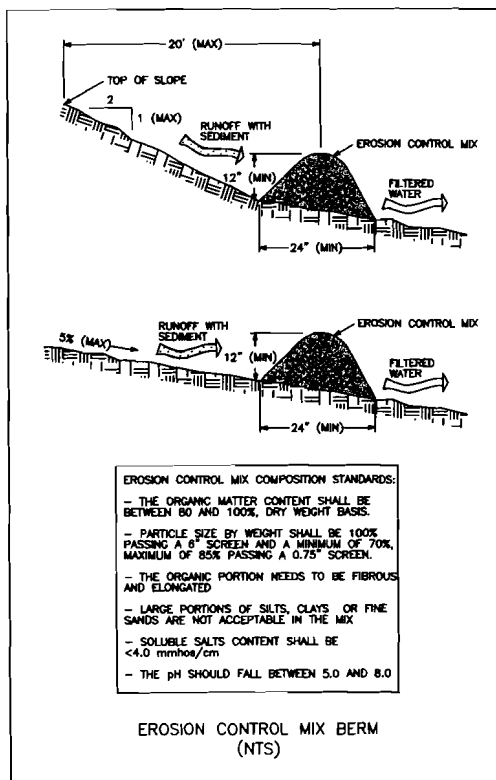
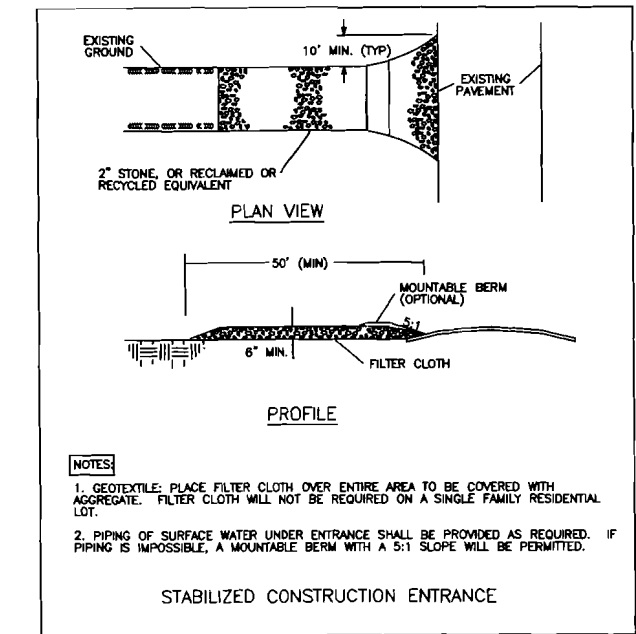
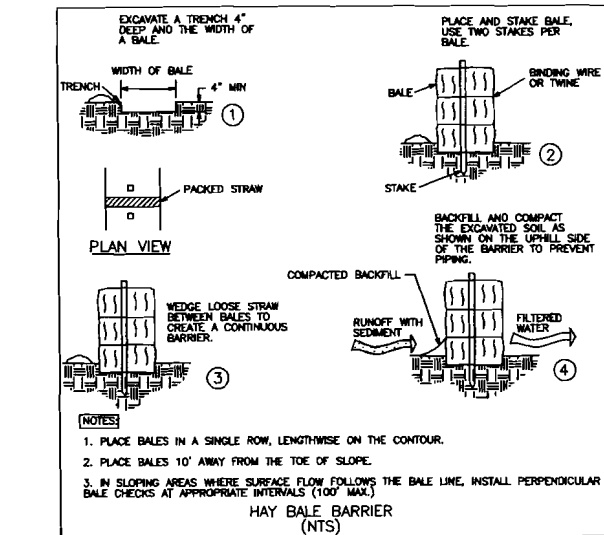
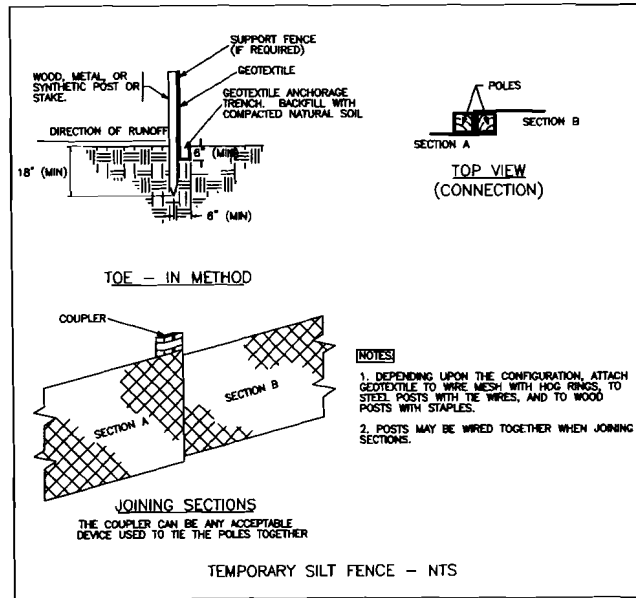
- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
- DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DRIVEWAY CONSTRUCTION NOTES

- DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".
- ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.
- ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.
- ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WINTER CONSTRUCTION NOTES
NOVEMBER 1 - APRIL 15

- EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.
- FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRUCK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3% SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
- DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.
- SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.



NO.	REVISION COMMENTS	DATE
A	REVIEW COMMENTS	8/3/11
	DESCRIPTION	DATE
	REVISIONS	



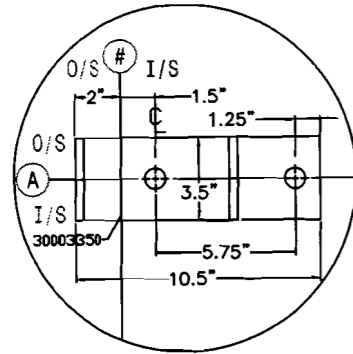
SITE DETAILS
144 HUTCHINS DRIVE
HUTCHINS DRIVE PORTLAND, MAINE

FOR: PHOENIX PROPERTY SERVICES
PO BOX 759
SACO, ME 04072-5118

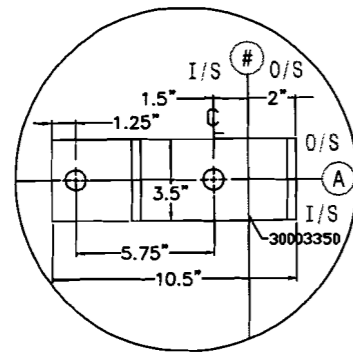
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
128 STATE ROAD - ELIJAH, MAINE 03903
PHONE: (207) 438-6023 FAX: (207) 438-2128

SCALE: AS NOTED APPROVED BY: DRAWN BY: CLS
DATE: 6/17/11 REVISION: DATE A: 8/3/11
JOB NO: CD10-11 CAD FILE: HUTCHINS DET SHEET 5 OF 7

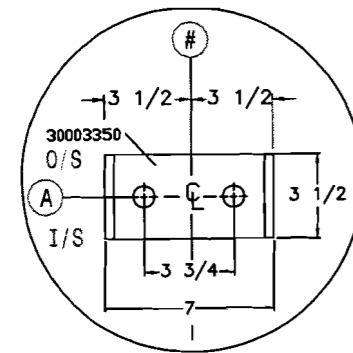
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VIEW B

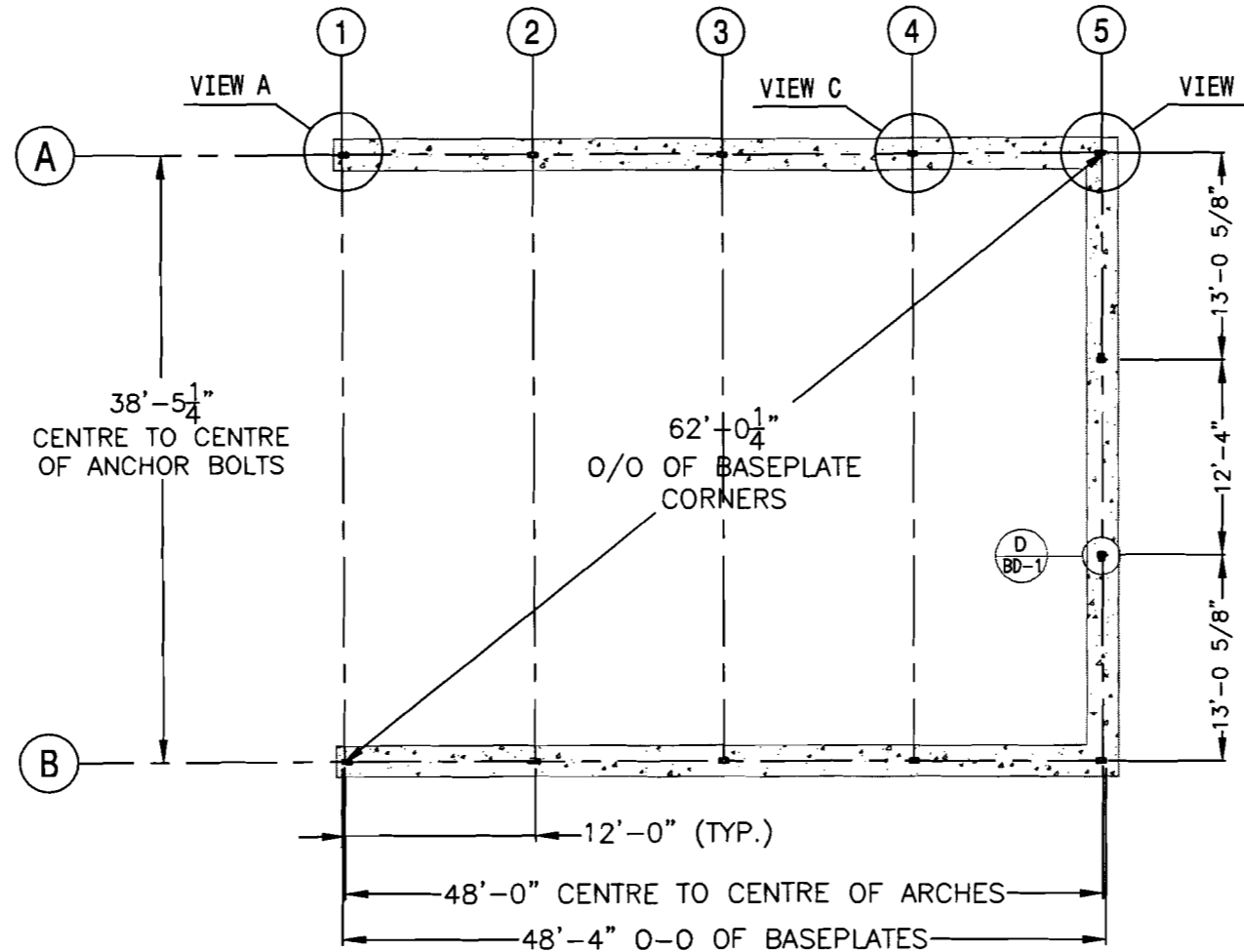


VIEW C



NOTE:

END BASEPLATES ARE OFFSET 1 1/2"



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NOG 2H0
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FAX: 1-519-528-2890

DEALER
THE AUTUMN BREEZE GROUP
P.O. BOX 94
FAIRLEE, VT. 05045

CUSTOMER:
PHOENIX PROPERTY SERVICES
144 HUTCHINS RD
PORTLAND ME. 4101

PROJECT:
ATLAS 18
40' x 48' - 12' o.c.
320 GM

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WIDTH-STEEL-FAB-HSS-HSSDROP
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DRAWING TITLE:
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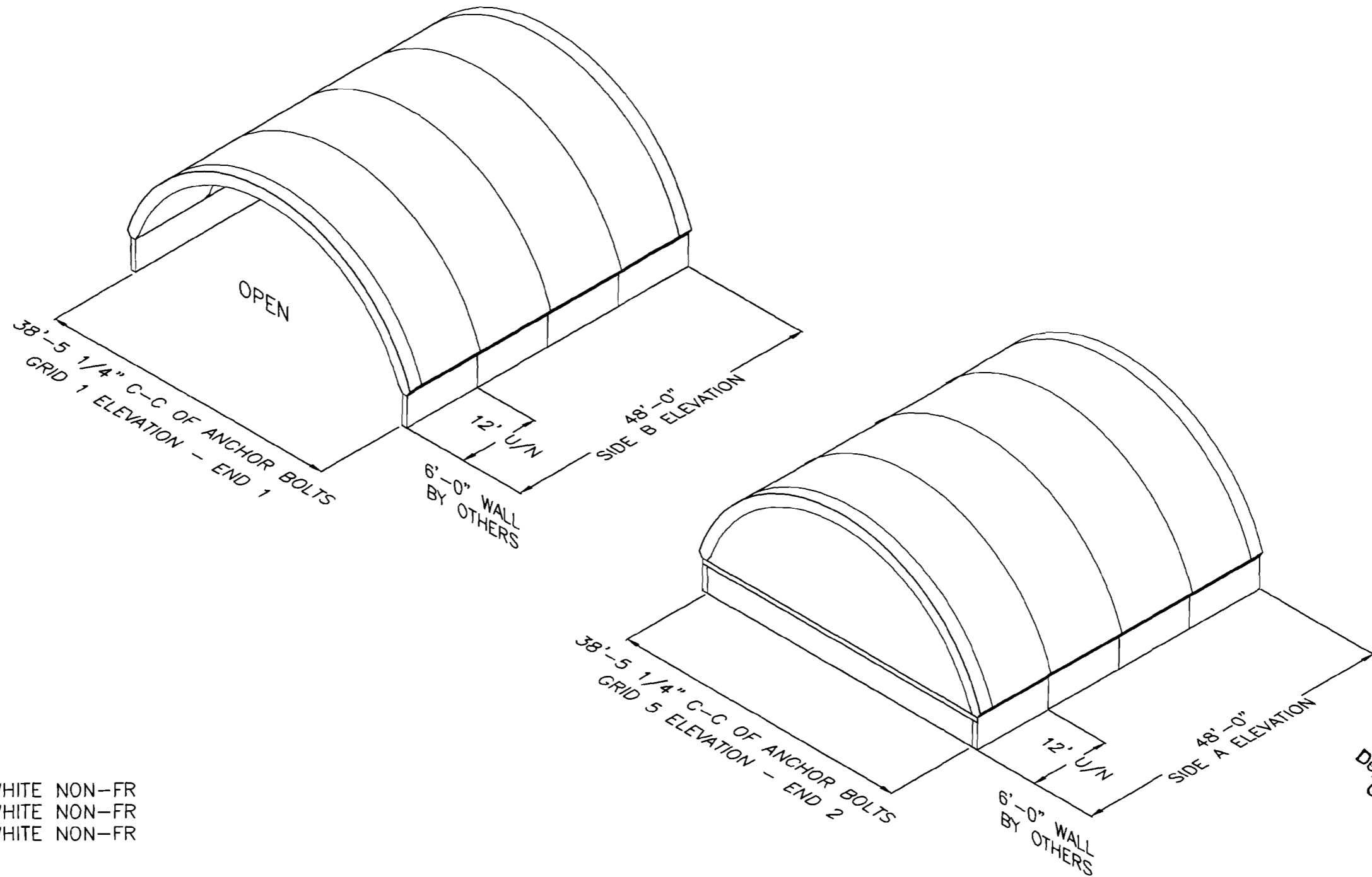
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DS	1	PREPARED FOR STRUCTURAL REVIEW	11/23/11

PROJECT ID:
40 - PHOENIX

SO/ORDER ID:
SO# 1605


DRAWING:
FB-2

TAB TITLE:
002



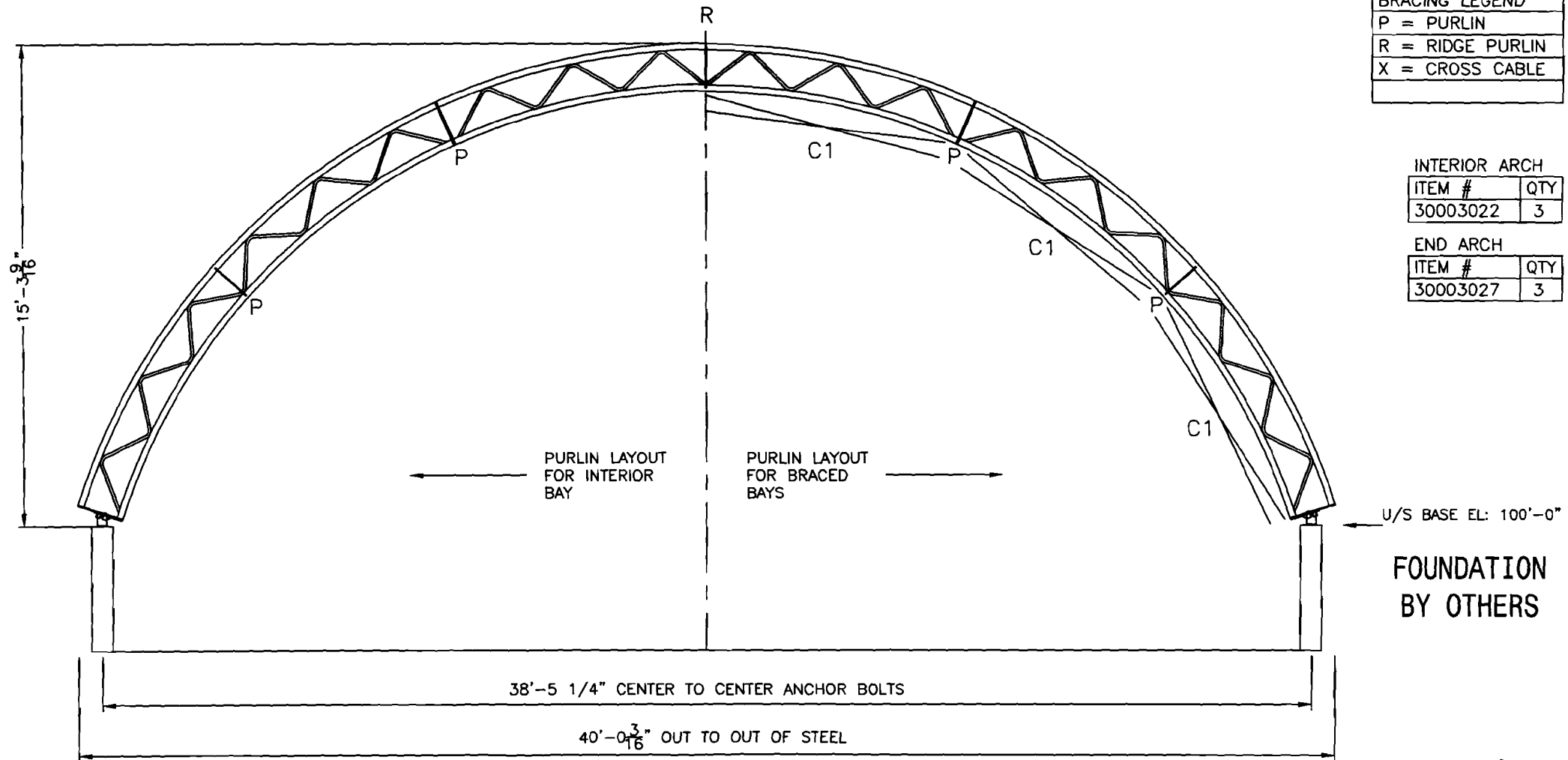
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		37651 Amberley Road Lucknow, ON, Canada NOG 2H0 PH: 1-519-528-2922 FAX: 1-519-528-2890		DEALER THE AUTUMN BREEZE GROUP P.O. BOX 94 FAIRLEE, VT. 05045		CUSTOMER: PHOENIX PROPERTY SERVICES 144 HUTCHINS RD PORTLAND ME. 4101		PROJECT: ATLAS 18 40' x 48' - 12' o.c. 320 GM					
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DETAILER: DS	DWG REV 1	REVISED BY: PREPARED FOR STRUCTURAL REVIEW	DESCRIPTION 11/23/11	DATE									

LICENCED PROFESSIONAL ENGINEER

Atlas 18
40 Wide - 320



BRACING LEGEND	
P	= PURLIN
R	= RIDGE PURLIN
X	= CROSS CABLE

INTERIOR ARCH	
ITEM #	QTY
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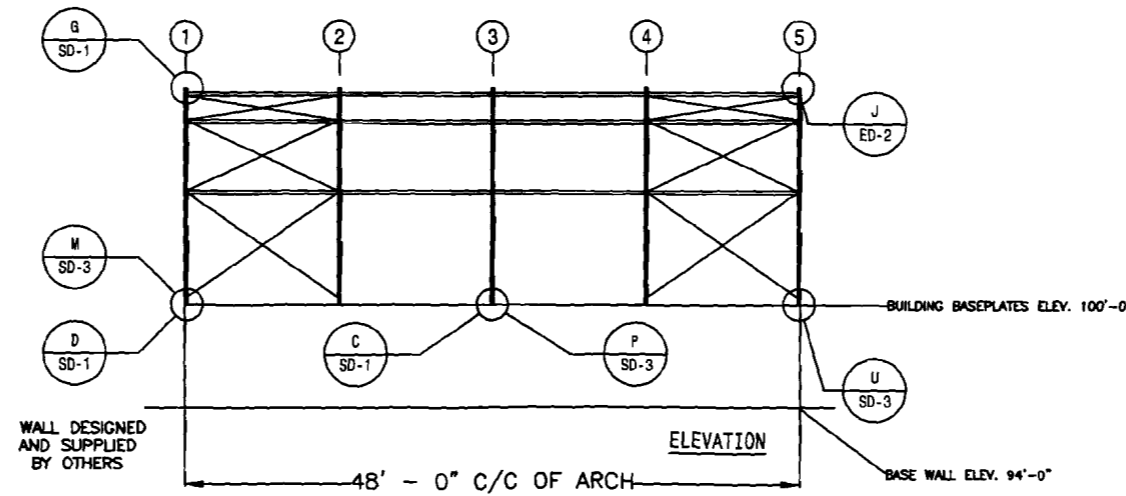
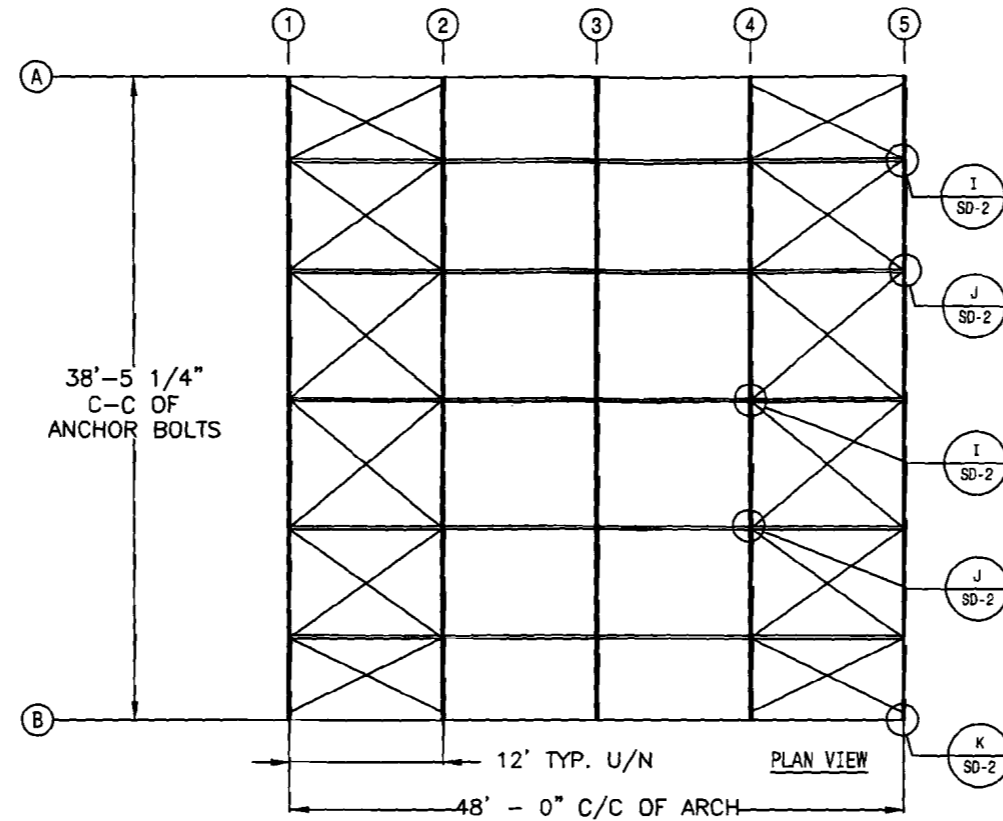
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ITEM #	QTY
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	16' BAY		14' BAY		12' BAY		10' BAY		8' BAY		6' BAY		5' BAY	
A-18 40'	ITEM #	LENGTH	ITEM #	LENGTH	ITEM #	LENGTH	ITEM #	LENGTH	ITEM #	LENGTH	ITEM #	LENGTH	ITEM #	LENGTH
C1 CABLE	861221-9	221"	861200-9	200"	861179-9	179"	861160-9	160"	861144-9	144"	861127-9	127"	861121-9	121"

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DETAILER: DS	DWG REV 1	REVISED BY: PREPARED FOR STRUCTURAL REVIEW	DESCRIPTION 11/23/11	DATE 11/23/11	PROJECT ID: 40 - PHOENIX	SO/ORDER ID: SO# 1605	DRAWING: FB-4	TAB TITLE: 004				

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P.O. BOX 94
FAIRLEE, VT. 05045

CUSTOMER:
PHOENIX PROPERTY SERVICES
144 HUTCHINS RD
PORTLAND ME. 4101

PROJECT:
ATLAS 18
40' x 48' - 12' o.c.
320 GM

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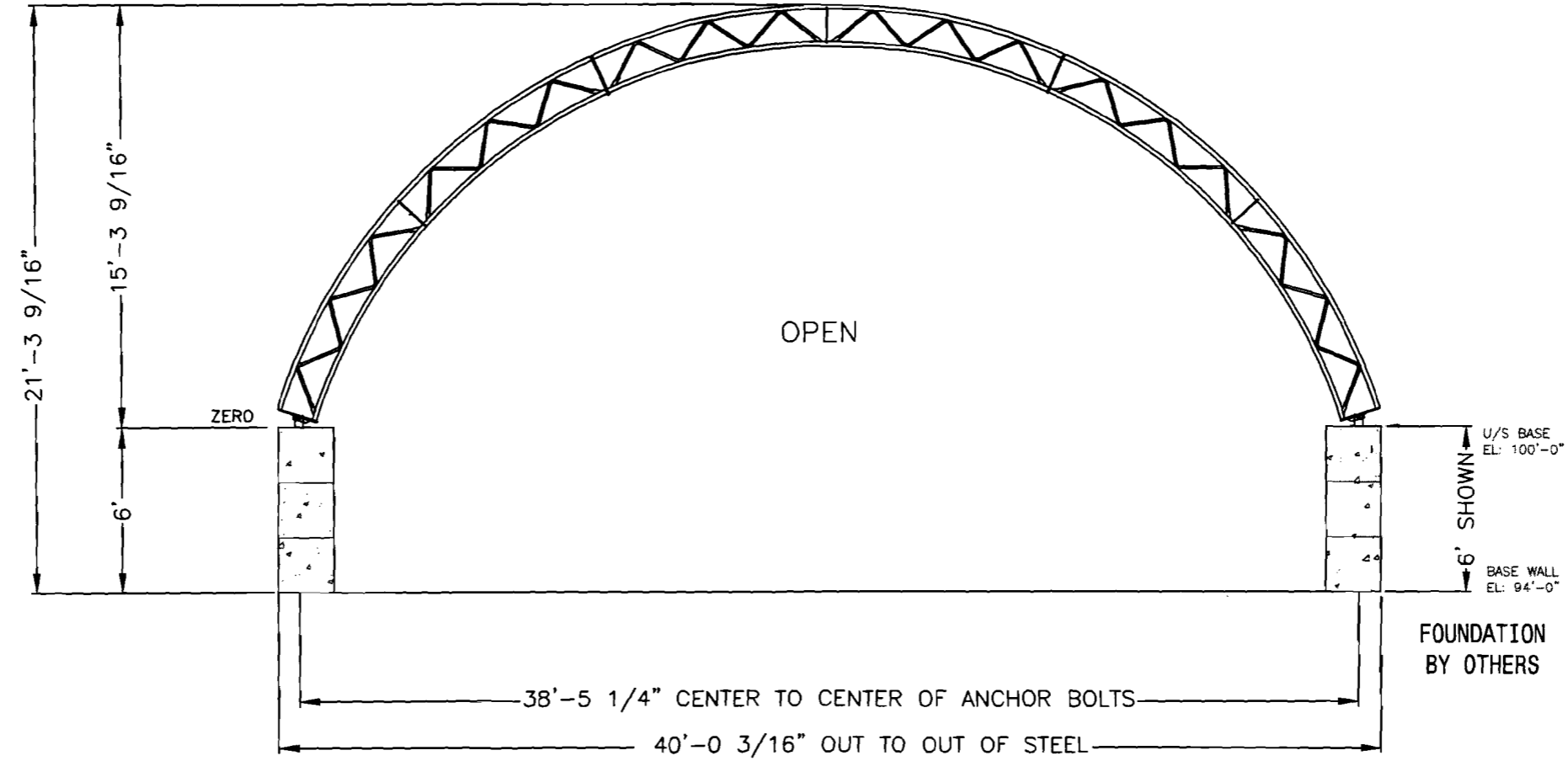
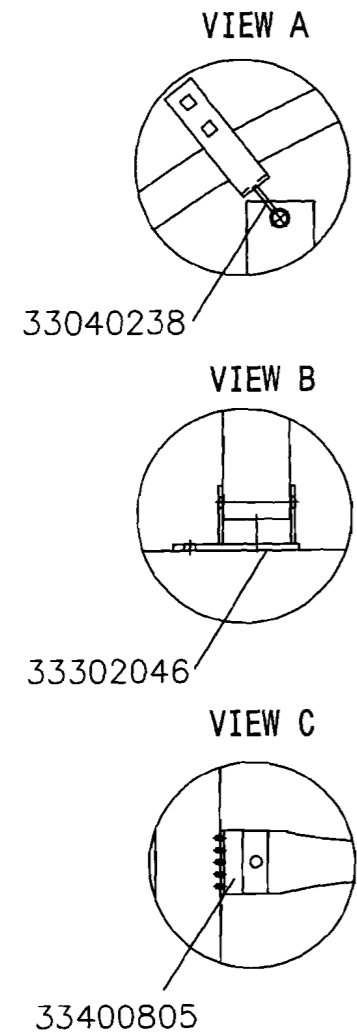
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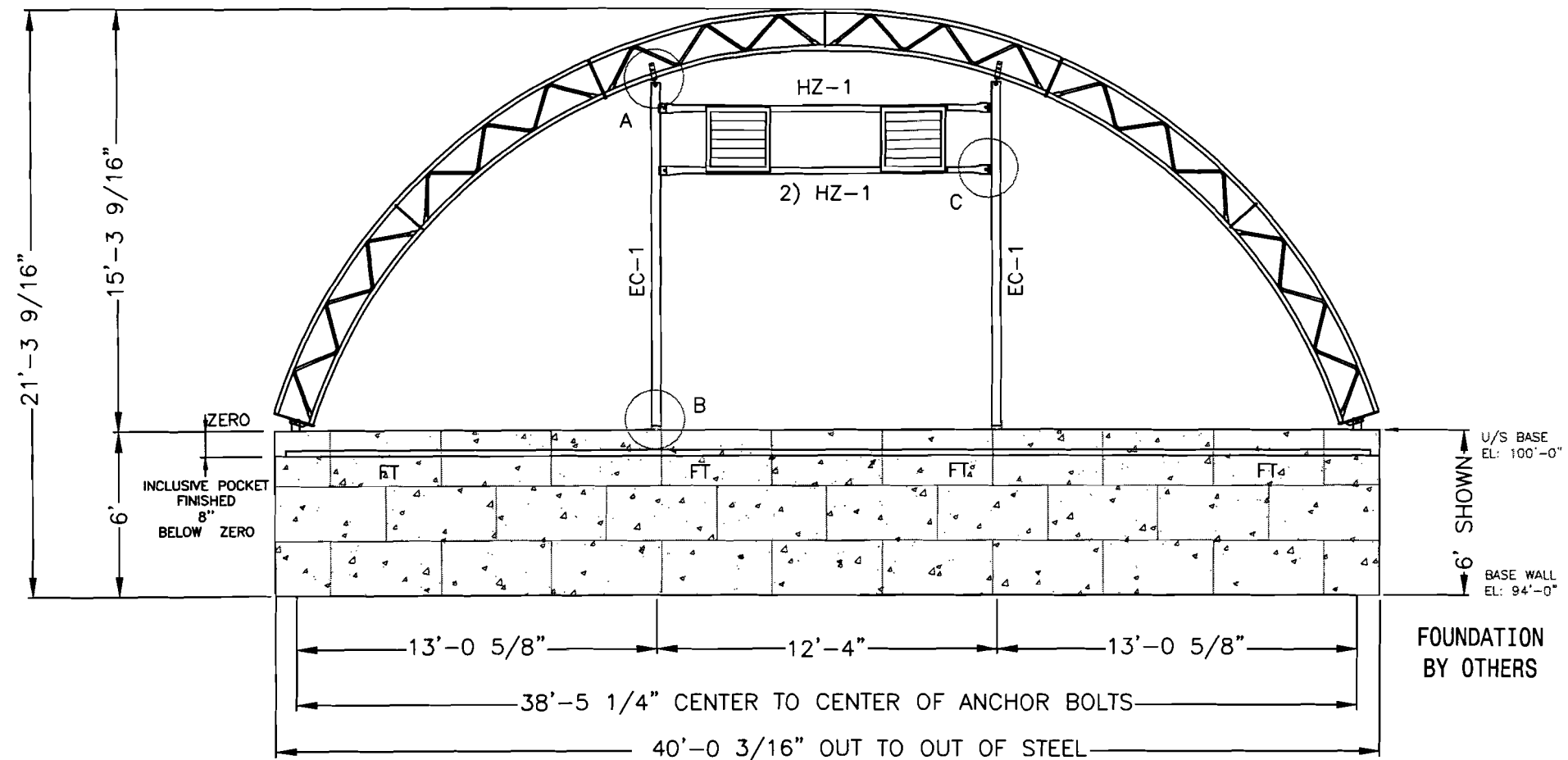
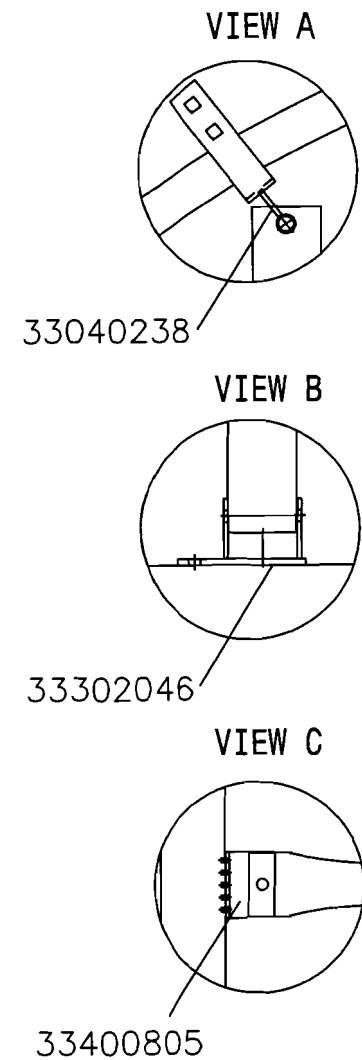
MARK#	QTY	COMPONENTS (in)



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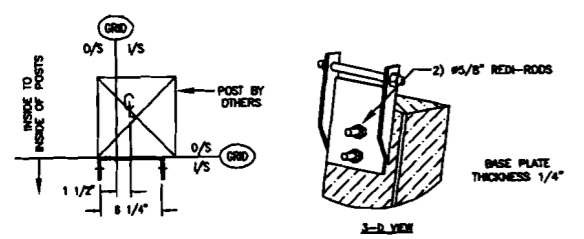
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33302046	2	BASE PLATE - 4X4 HSS
33040238	2	BRKT -TOP SADDLE ASSY 4" - 2 3/8" CORD
FT	-	2 3/8" DIA 12 Ga FASTENING TUBE CUT TO LENGTH
33400805	2	BRACKET - 3X3X4 HORIZONTAL ANGLE
HZ-1	3	32000039 (2 1/2" - 14GA + 32000122 (2 7/8" 14 GA)



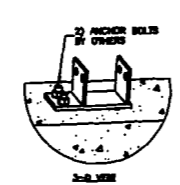
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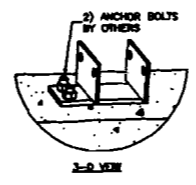
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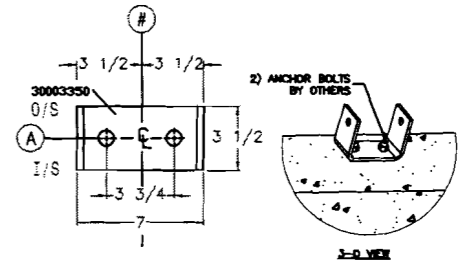
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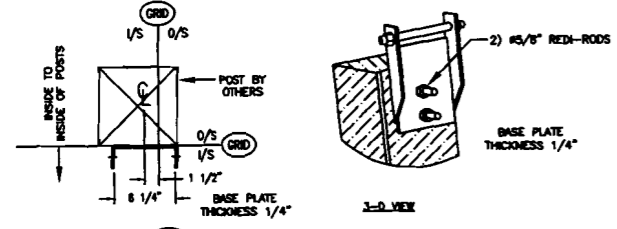
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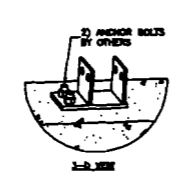
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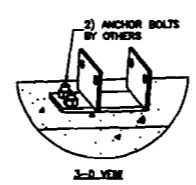
C COMMON TRUSS
BD-1 BASEPLATE DETAIL



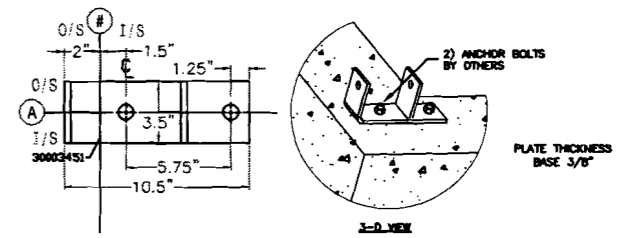
B RIGHT END TRUSS
BD-1 BASEPLATE DETAIL



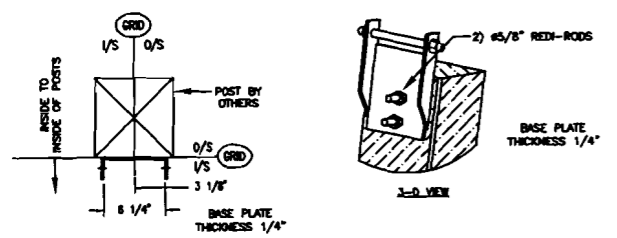
E 3x6 HSS ENDWALL
BD-1 BASEPLATE DETAIL



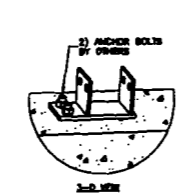
H 4x10 HSS ENDWALL
BD-1 BASEPLATE DETAIL



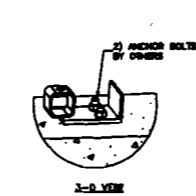
B RIGHT END TRUSS
BD-1 BASEPLATE DETAIL



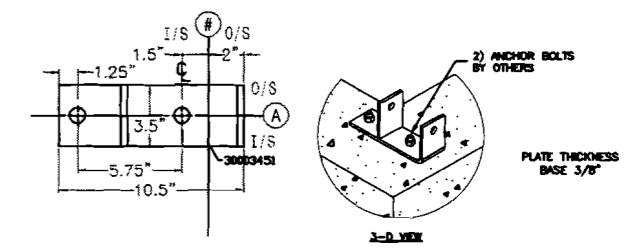
C COMMON TRUSS
BD-1 BASEPLATE DETAIL



F 4x6 HSS ENDWALL
BD-1 BASEPLATE DETAIL



I C-CHANNEL ENDWALL
BD-1 BASEPLATE DETAIL



A LEFT END TRUSS
BD-1 BASEPLATE DETAIL

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37651 Amberley Road
Lucknow, ON, Canada
NOG 2H0
PH: 1-519-528-2922
FAX: 1-519-528-2890

DEALER
THE AUTUMN BREEZE GROUP
P.O. BOX 94
FAIRLEE, VT. 05045

CUSTOMER:
PHOENIX PROPERTY SERVICES
144 HUTCHINS RD
PORTLAND ME. 4101

PROJECT:
ATLAS 18
40' x 48' - 12' o.c.
320 GM

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WIDTH-STEEL-FAB-HSS-HSSDROP
40-320-220-12-0

DRAWING TITLE:
BASEPLATE DETAILS

DETAILER:	DWG REV	REVISED BY: DESCRIPTION	DATE
DS	1	PREPARED FOR STRUCTURAL REVIEW	11/23/11

PROJECT ID:
40 - PHOENIX

SO/ORDER ID:
SO# 1605

DRAWING:
BD-1

TAB TITLE:
007

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DS	1	PREPARED FOR STRUCTURAL REVIEW		11/23/11

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WIDTH-STEEL-FAB-HSS-HSSDROP
 40-320-220-12-0

PROJECT ID:
 40 - PHOENIX

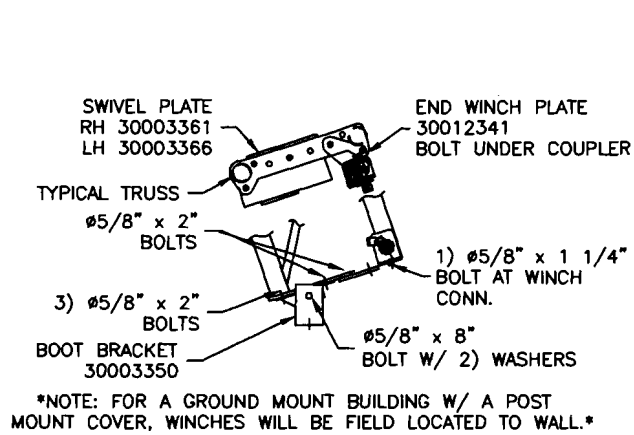
SO/ORDER ID:
 SO# 1605

DRAWING TITLE:
 STANDARD DETAILS

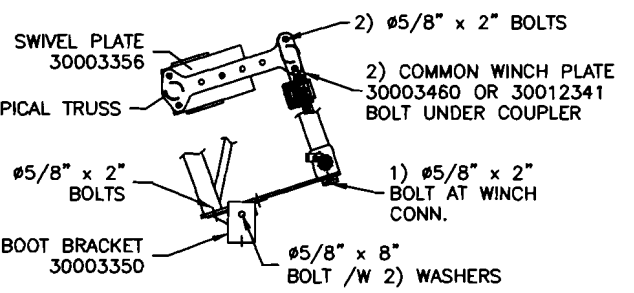
DRAWING:
 SD-1

TAB TITLE:
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LICENCED PROFESSIONAL ENGINEER

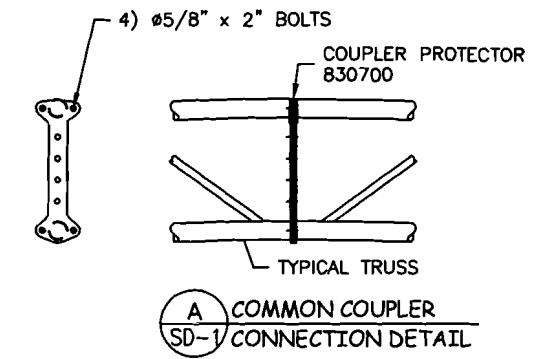


D END BASE
 SD-1 CONNECTION

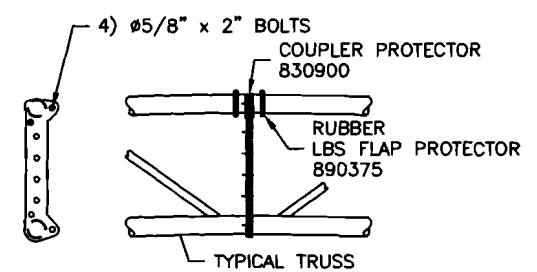


NOTE: FOR A GROUND MOUNT BUILDING W/ A POST MOUNT COVER, WINCHES WILL BE FIELD LOCATED TO WALL.

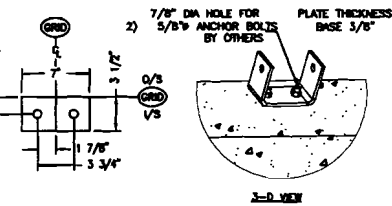
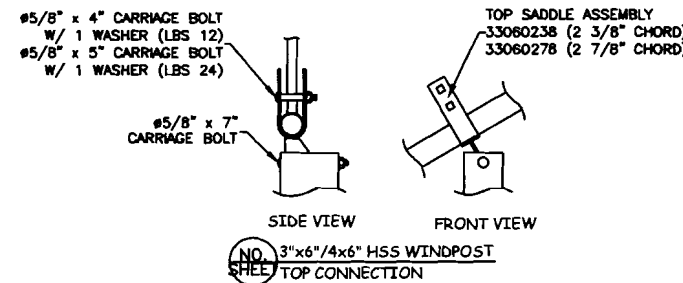
E COMMON BASE
 SD-1 CONNECTION



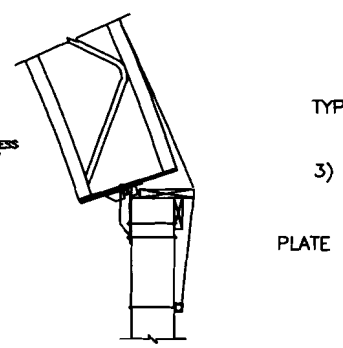
A COMMON COUPLER
 SD-1 CONNECTION DETAIL



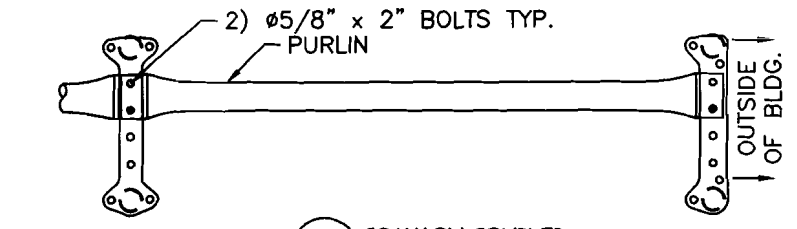
B END COUPLER
 SD-1 CONNECTION DETAIL



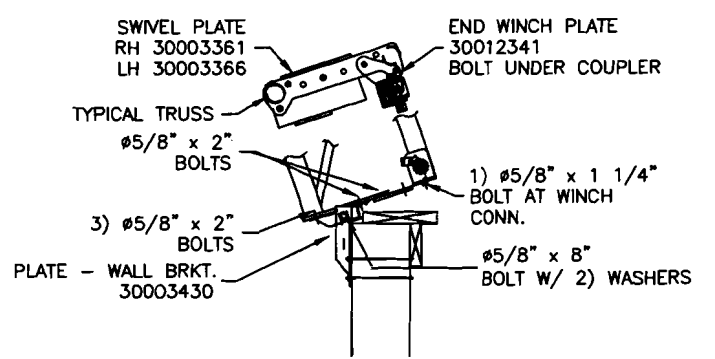
C COMMON TRUSS
 SD-1 BASEPLATE DETAIL



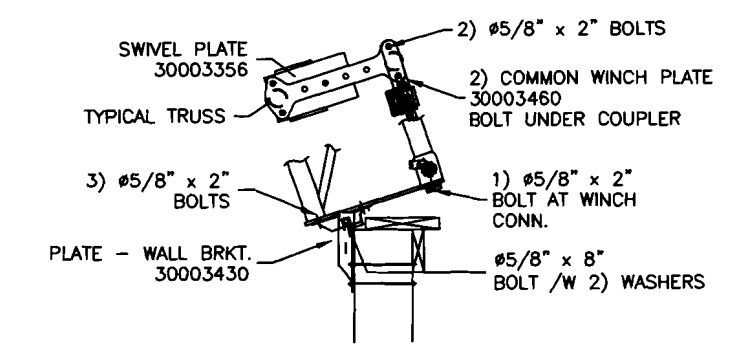
H COMMON PURLIN
 SD-1 CONNECTION



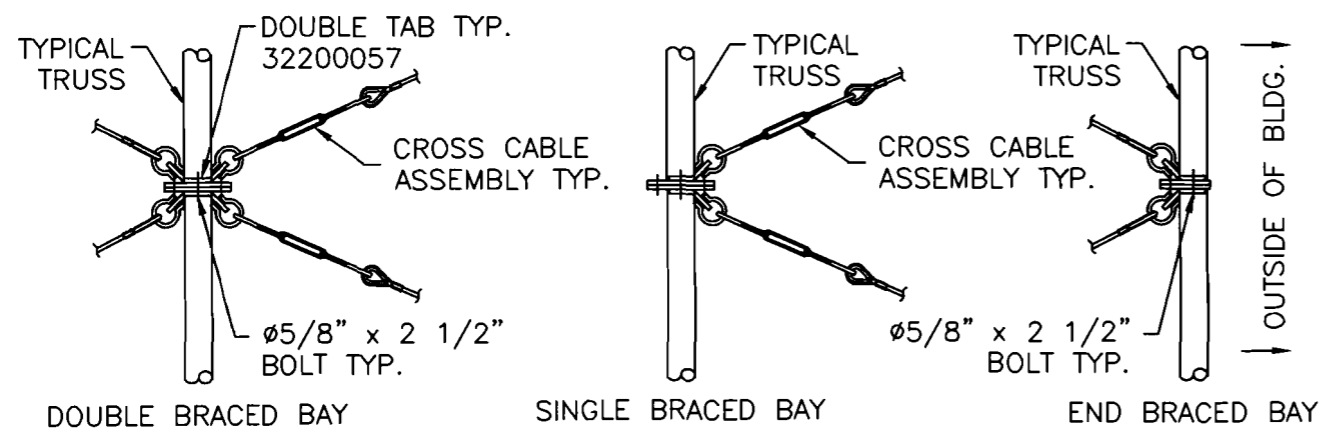
G COMMON COUPLER
 SD-1 CONNECTION



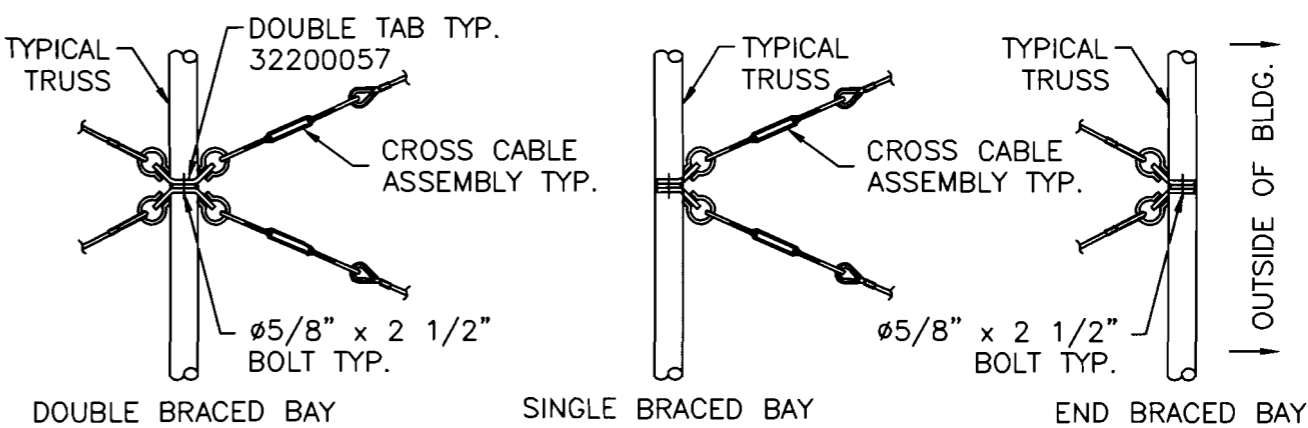
D END BASE
 SD-1 CONNECTION



E COMMON BASE
 SD-1 CONNECTION



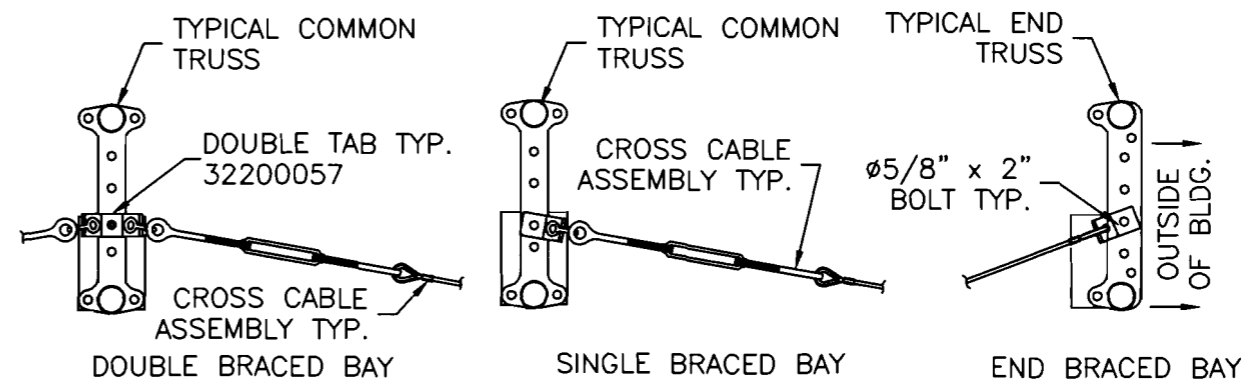
NOTE:
 -INSTALL ALL TURNBUCKLES AT ONE END FOR EASE OF INSTALLATION.
 -PURLINS REMOVED FOR CLARITY.



NOTE:
 -INSTALL ALL TURNBUCKLES AT ONE END FOR EASE OF INSTALLATION.
 -PURLINS REMOVED FOR CLARITY.

I CROSS CABLE AT COUPLER CONNECTION

J CROSS CABLE AT MID TRUSS CONNECTION

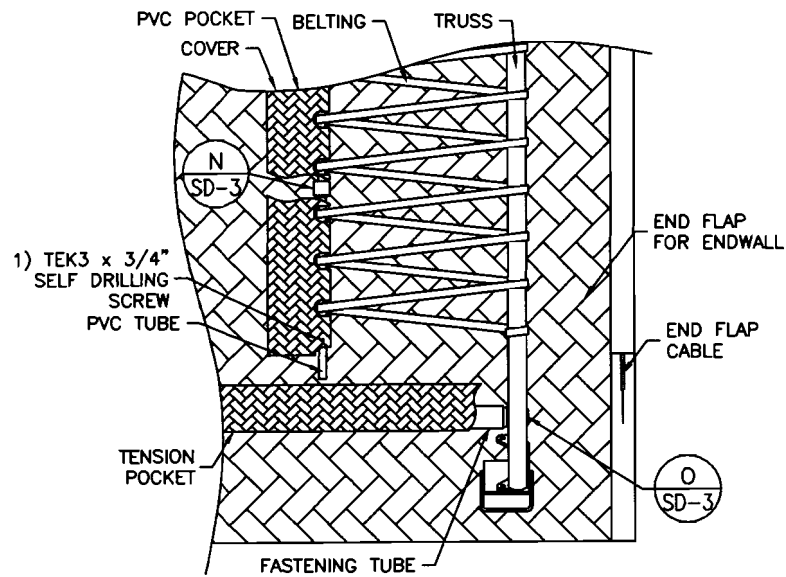


K CROSS CABLE AT BOOT CONNECTION

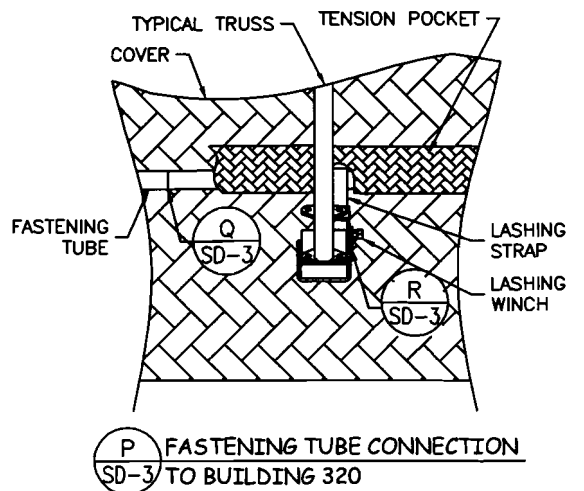
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		37651 Amberley Road Lucknow, ON, Canada NOG 2H0 PH: 1-519-528-2922 FAX: 1-519-528-2890		DEALER THE AUTUMN BREEZE GROUP P.O. BOX 94 FAIRLEE, VT. 05045		CUSTOMER: PHOENIX PROPERTY SERVICES 144 HUTCHINS RD PORTLAND ME. 4101		PROJECT: ATLAS 18 40' x 48' - 12' o.c. 320 GM							
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DETAILER: DS	DWG REV 1	REVISED BY: PREPARED FOR STRUCTURAL REVIEW	DESCRIPTION 11/23/11												

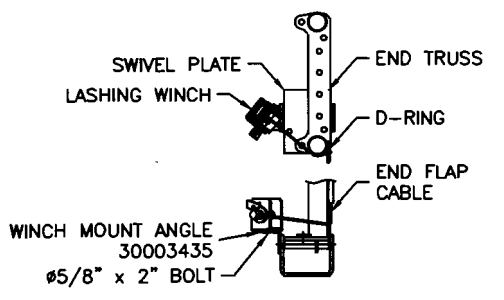
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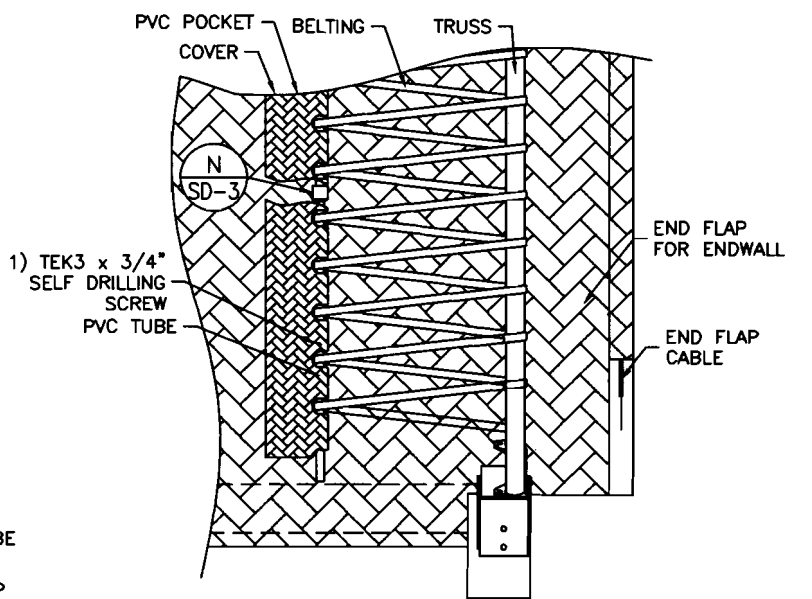
M PVC TUBE CONNECTION TO BUILDING



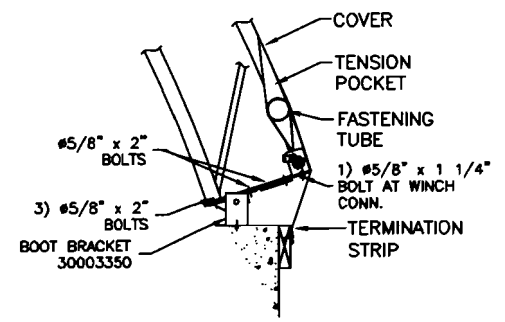
P FASTENING TUBE CONNECTION TO BUILDING 320



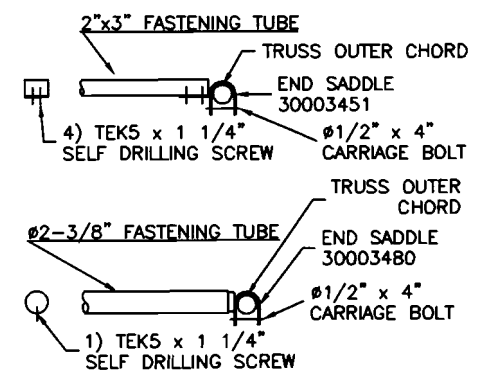
Q FASTENING TUBE CONNECTION



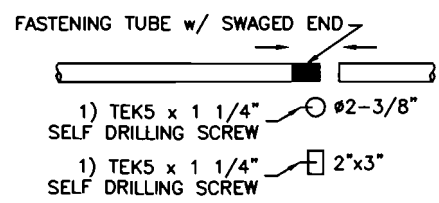
N PVC TUBE CONNECTION TO BUILDING



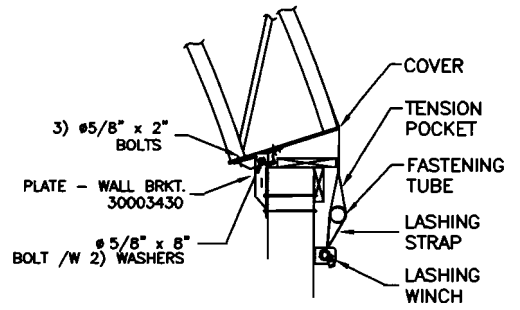
O FASTENING TUBE END SADDLE BRACKET



R LASHING STRAP CONN. TO LASHING WINCH



S FASTENING TUBE CONNECTION



T 220 STEEL w/ 220 INCLUSIVE POCKET

NOTES: -CUT OFF SWAGED END IF REQ'D
 -POST MOUNT BUILDINGS USE ENDCAPS 804191 (2\"/>



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CUSTOMER:
 PHOENIX PROPERTY SERVICES
 144 HUTCHINS RD
 PORTLAND ME. 4101

PROJECT:
 ATLAS 18
 40' x 48' - 12' o.c.
 320 GM

DETAILER:	DWG REV	REVISED BY:	DESCRIPTION	DATE
DS	1	PREPARED FOR STRUCTURAL REVIEW		11/23/11

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WIDTH-STEEL-FAB-HSS-HSSDROP
 40-320-220-12-0

PROJECT ID:
 40 - PHOENIX

SO/ORDER ID:
 SO# 1605

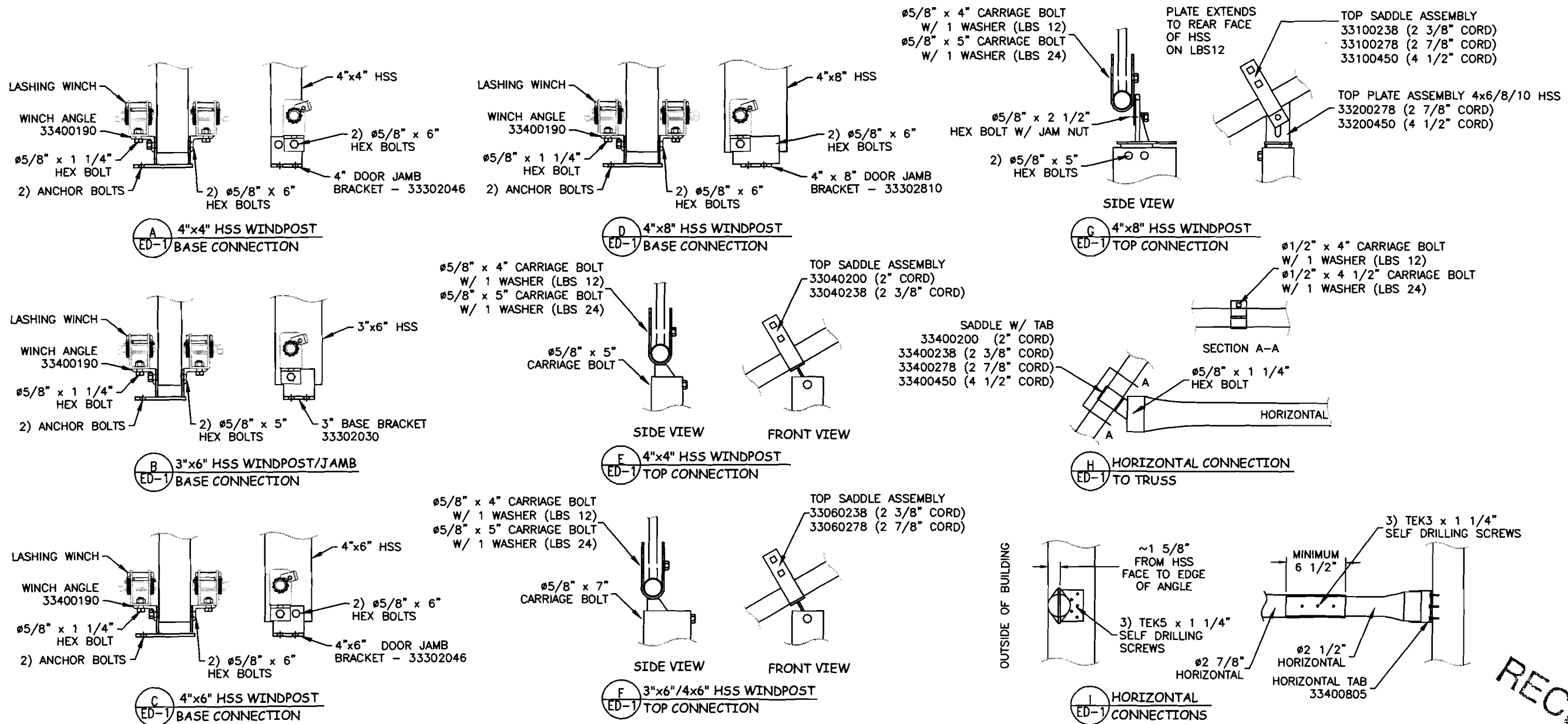
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 STANDARD DETAILS

DRAWING:
 SD-3

TAB TITLE:
 010

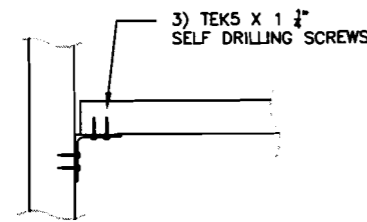
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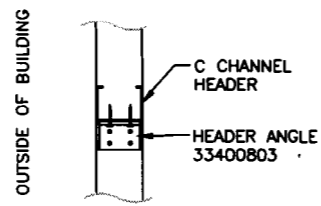


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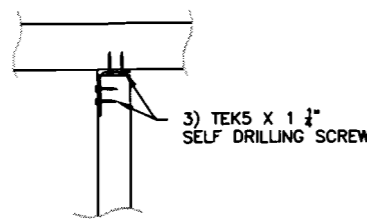
		37651 Amberley Road Lucknow, ON, Canada N0G 2H0 PH: 1-519-528-2922 FAX: 1-519-528-2890		DEALER THE AUTUMN BREEZE GROUP P.O. BOX 94 FAIRLEE, VT. 05045		CUSTOMER: PHOENIX PROPERTY SERVICES 144 HUTCHINS RD PORTLAND ME. 4101		PROJECT: ATLAS 18 40' x 48' - 12' o.c. 320 GM						
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DETAILER: DS	DWG REV 1	REVISED BY: PREPARED FOR STRUCTURAL REVIEW	DESCRIPTION 11/23/11	DATE 11/23/11	LICENCED PROFESSIONAL ENGINEER									



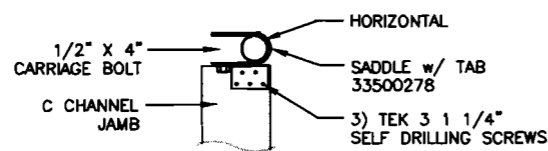
J C-CHANNEL HEADER CONNECTION
ED-2 TO HSS WINDPOST/JAMB



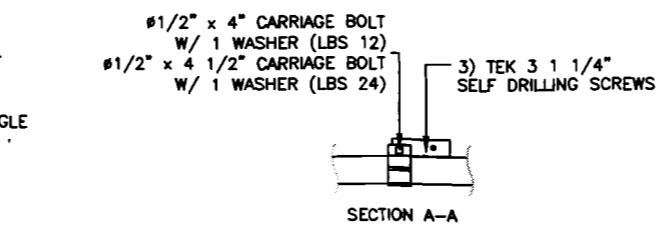
K C-CHANNEL HEADER CONNECTION
ED-2 TO C-CHANNEL HEADER



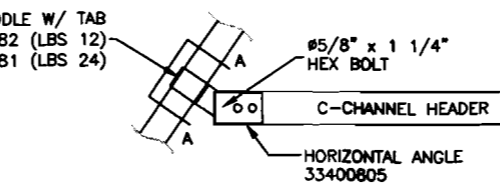
L C-CHANNEL JAMB
ED-2 BASE CONNECTION



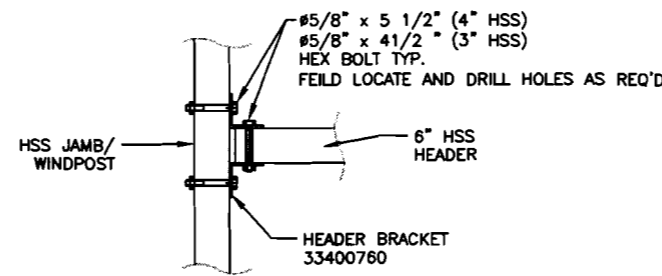
M C-CHANNEL JAMB CONNECTION
ED-2 TO HORIZONTAL



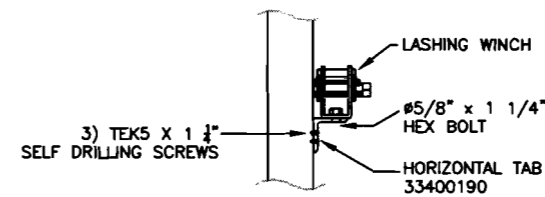
N HORIZONTAL CONNECTION
ED-1 TO TRUSS



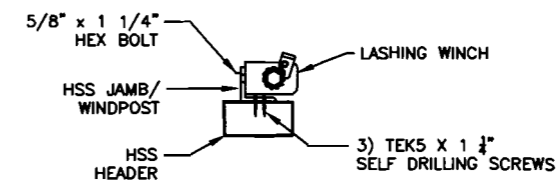
O 4"x4" HSS HEADER
ED-2 CONNECTION TO JAMB



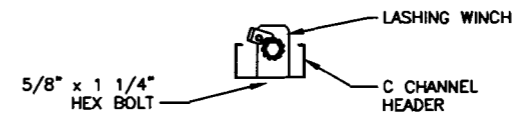
P 3"x6" HSS HEADER
ED-2 CONNECTION TO JAMB



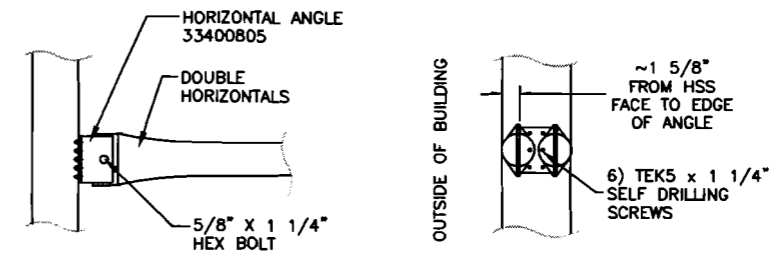
Q LASHING WINCH CONNECTION
ED-2 TO HSS WINDPOST



R LASHING WINCH CONNECTION
ED-2 TO HSS HEADER



S LASHING WINCH CONNECTION
ED-2 TO C CHANNEL HEADER



T DOUBLE VENT HORIZONTAL
ED-2 CONNECTION TO HSS WINDPOST



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WIDTH-STEEL-FAB-HSS-HSSDROP
40-320-220-12-0

DRAWING TITLE:
ENDWALL DETAILS

DETAILER:	DWG REV	REVISED BY: DESCRIPTION	DATE
DS	1	PREPARED FOR STRUCTURAL REVIEW	11/23/11

PROJECT ID:
40 - PHOENIX

SO/ORDER ID:
SO# 1605

DRAWING:
ED-2

TAB TITLE:
012

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City of Portland, Maine

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO PROVIDE DETAILS FOR THE CONSTRUCTION OF A NEW SINGLE-LEVEL SALT STORAGE STRUCTURE LOCATED AT 144 HUTCHINS DRIVE PORTLAND, ME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO:
 - 2009 INTERNATIONAL BUILDING CODE (IBC)
 - ANSI / ASCE 7-05
 - ACI 318-05 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 - ACI 301-05 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
 - AISC STEEL CONSTRUCTION MANUAL
 - ANSI / AF&PA NDS-97
 - TMS 402-08 / ACI 530-08 / ASCE 5-08 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
 - TMS 602-08 / ACI 530.1-08 / ASCE 6-08 "SPECIFICATION FOR MASONRY STRUCTURES"
 - ANSI/TPI 1-2007 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"
- ANY DISCREPANCIES BETWEEN THE ABOVE LISTED CODES AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.
- ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF WORK.
- UNLESS OTHERWISE NOTED, DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
- THESE DRAWINGS DO NOT SHOW SIZE, LOCATION, OR TYPE OF OPENINGS IN THE FOUNDATION SYSTEM FOR ELECTRICAL PLUMBING, OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING OF THESE ITEMS.
- ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. QUANTITY AND DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.
- ANY AND ALL TEMPORARY BRACING OR SHORING WHICH IS NEEDED TO HOLD THE STRUCTURE IN A SAFE AND STABLE POSITION UNTIL THE BUILDING IS COMPLETE, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONSULT INDEPENDENT ENGINEER IF DESIGN ASSISTANCE OR REVIEW IS NEEDED.

FOUNDATION NOTES

- A MAXIMUM ALLOWABLE SOIL PRESSURE OF 1,500 PSF WAS USED FOR THE DESIGN OF ALL FOOTINGS.
- BACKFILL FOR FOOTINGS AND WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL.
- FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. LEDGE, LARGE ROCKS AND SOFT AREAS OR UNDESIRABLE MATERIAL BELOW FOOTINGS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL. FOOTINGS IN EXCAVATIONS OF LEDGE SHALL BE PLACED ON A MINIMUM OF 2' OF STRUCTURAL FILL.
- STRUCTURAL FILL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO A MINIMUM 95% MODIFIED PROCTOR PER ASTM D1557. STRUCTURAL FILL SHALL BE A CLEAN, WELL GRADED SAND AND GRAVEL MIXTURE MEETING THE FOLLOWING GRADATION:

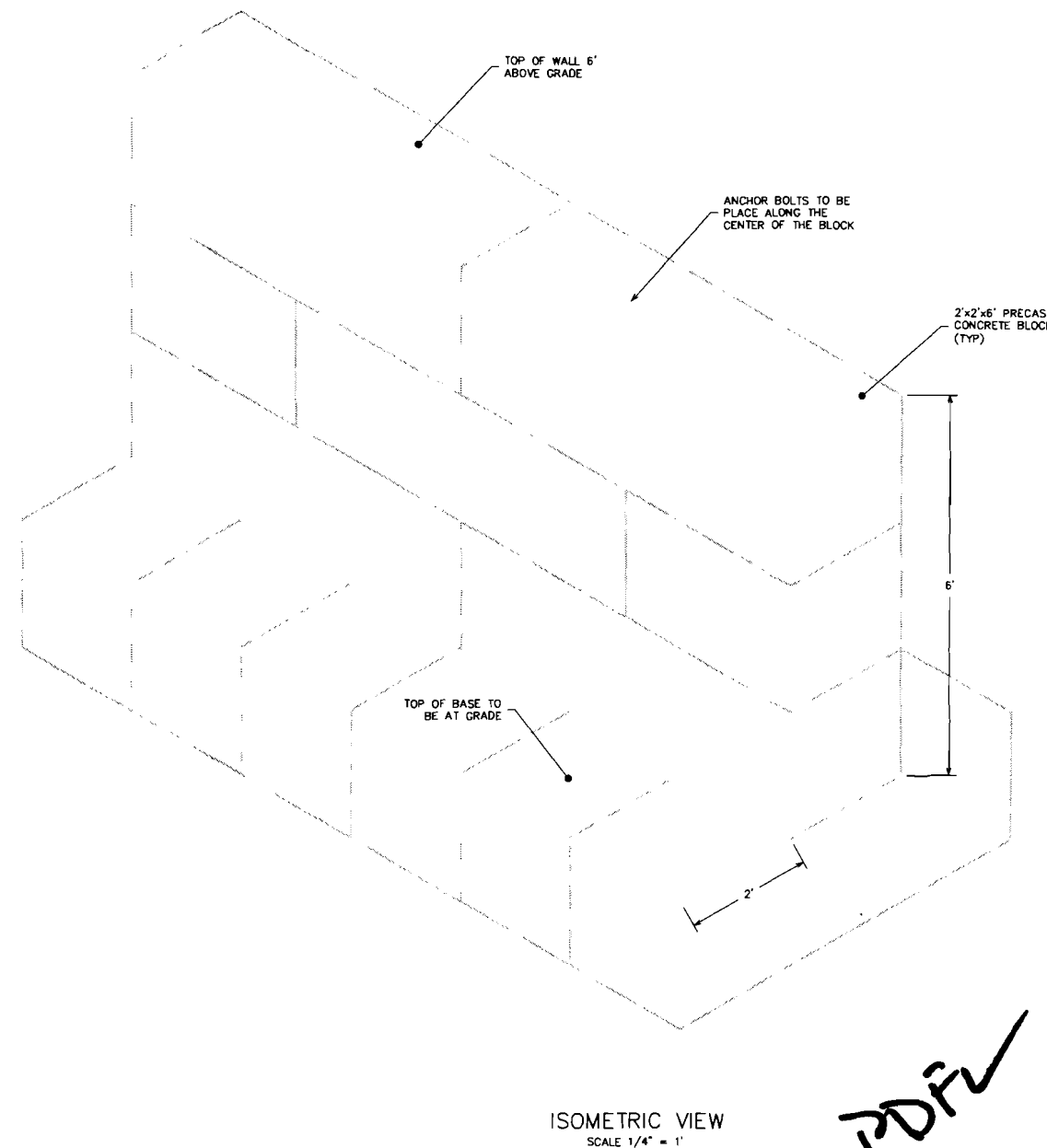
SCREEN OR SIEVE SIZE	PERCENT PASSING
6 INCHES	100
3 INCHES	70 - 100
NO. 4	.55 - 70
NO. 40	5 - 35
NO. 200	0 - 5
- FOOTINGS SHALL NOT BE PLACED ON FROZEN GROUND AND AND EXCAVATIONS SHALL BE FREE OF WATER.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 24" BELOW FINISH EXTERIOR GRADE.
- FOOTING AND WALL ELEVATIONS ARE BASED ON A FIRST FLOOR ELEVATION OF 0'-0"

STRUCTURAL DESIGN CRITERIA

- BUILDING CODE USED FOR DESIGN IS THE 2009 INTERNATIONAL BUILDING CODE (IBC).
- SNOW LOAD:
 - GROUND SNOW LOAD, $P_g = 50$ PSF
 - IMPORTANCE FACTOR, $I = 0.8$
 - EXPOSURE FACTOR, $C_e = 0.9$
 - THERMAL FACTOR, $C_t = 1.2$
- WIND LOAD:
 - BASIC WIND SPEED, $V = 100$ MPH
 - IMPORTANCE FACTOR, $I = 0.87$
 - EXPOSURE CATEGORY (MAIN WIND FORCE RESISTING SYSTEM) = C
 - EXPOSURE CATEGORY (COMPONENTS AND CLADDING) = C
- SEISMIC LOAD:
 - SEISMIC IMPORTANCE FACTOR = 1.0
 - SITE CLASS = E
 - SPECTRAL RESPONSE COEFFICIENTS, $S_s = 0.35$, $S_1 = 0.077$
 - SEISMIC DESIGN CATEGORY = D

INDEX OF SHEETS


- S-1 COVER SHEET AND STRUCTURAL NOTES
- S-2 BUILDING SECTIONS

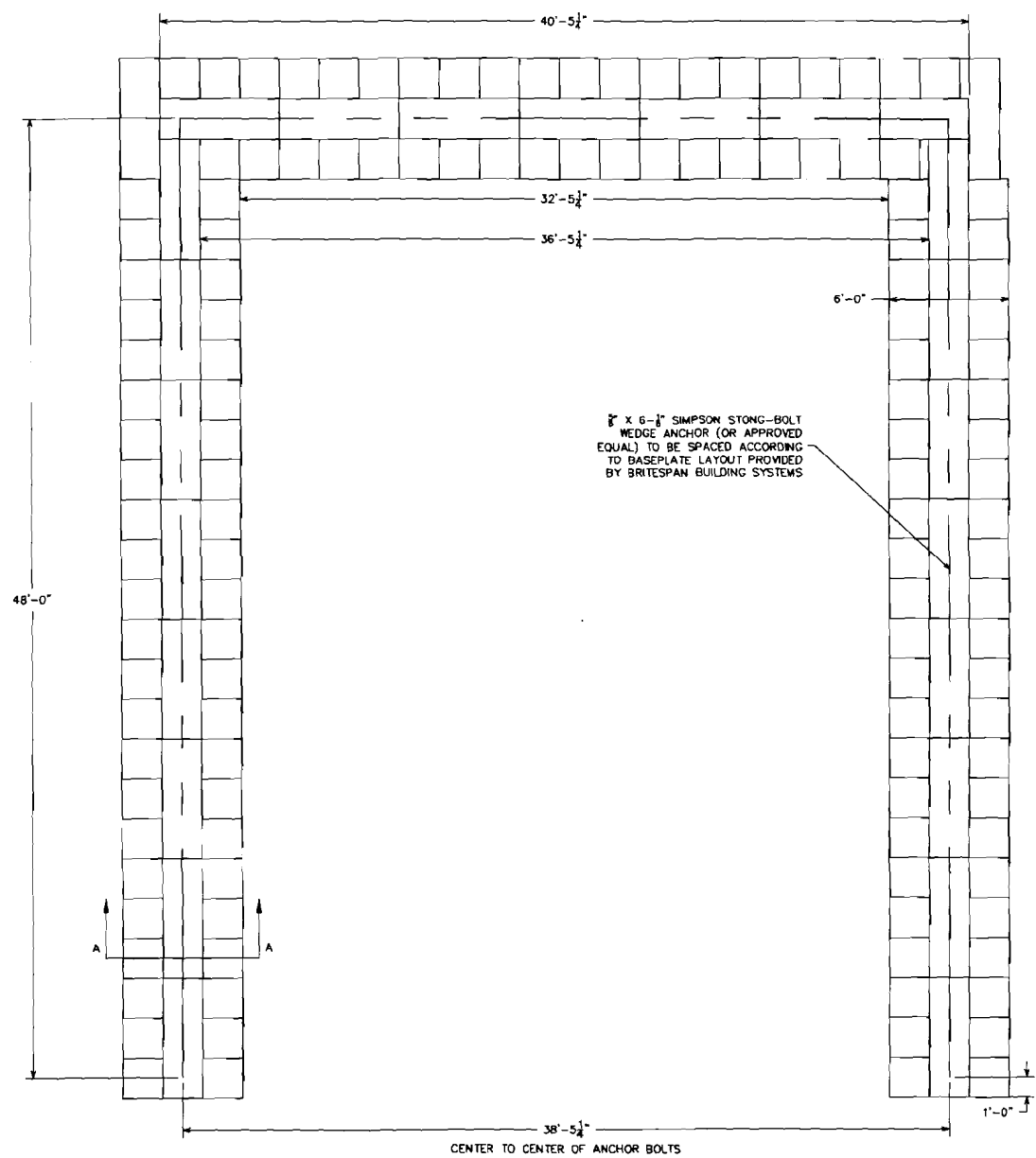


ISOMETRIC VIEW
SCALE 1/4" = 1'

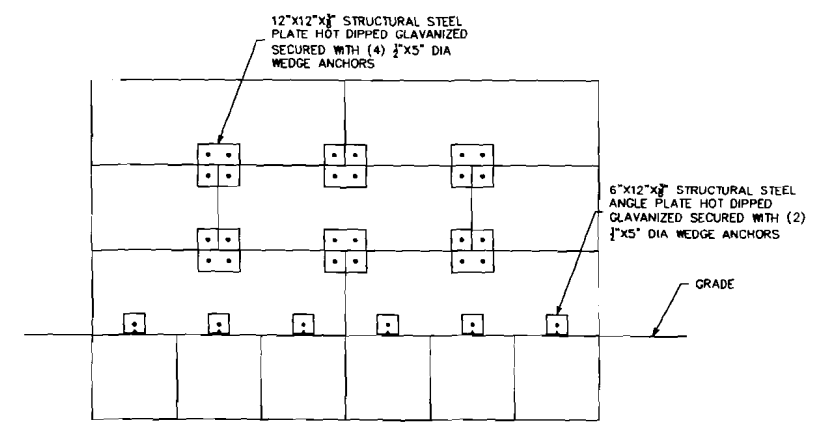
PDFL

COVER SHEET AND STRUCTURAL NOTES

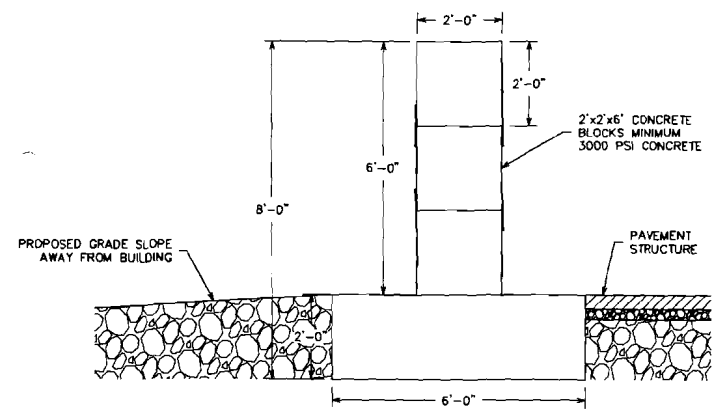
PRELIMINARY BID SET - NOT FOR CONSTRUCTION		S-1	SALT SHED FOUNDATION 144 HUTCHINS DRIVE PORTLAND, MAINE
			FOR: PHOENIX PROPERTY SERVICES PO BOX 759 SACO, ME 04072-5118
			ATTAR ENGINEERING, INC. CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128
NO.	DESCRIPTION	DATE	SCALE: AS NOTED DATE: 12/15/11 JOB NO: C010-11 CAD FILE: HUTCHINS BASE
APPROVED BY: _____ DRAWN BY: CLS REVISION : DATE SHEET 1 OF 2			



PLAN VIEW
SCALE: 1/4" = 1'



PLAN VIEW
SCALE: 1/2" = 1'



SECTION VIEW A-A
SCALE: 1/2" = 1'

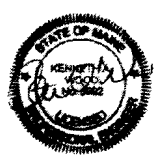
PRELIMINARY
BID SET - NOT FOR CONSTRUCTION

S-1

FOUNDATION PLAN AND DETAILS

SALT SHED FOUNDATION
144 HUTCHINS DRIVE
PORTLAND, MAINE

FOR: PHOENIX PROPERTY SERVICES
PO BOX 759
SACO, ME 04072-5118



ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE
1284 STATE ROAD - ELDT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: CLS
DATE: 11/18/11		REVISION : DATE
		- : -

NO.	DESCRIPTION	DATE
	REVISIONS	

Final Report of Special Inspections

New Building for Phoenix Property Management
Portland, Maine

July 27, 2012

Prepared By:

M² Structural Engineering, P.C.
23 Thornbury Way
Windham, ME 04062

Project No. 11128

RECEIVED

AUG 17 2012

Dept. of Building Inspections
City of Portland Maine

Project: New Building for Phoenix Property Management
Date Prepared: December 6, 2011

Structural Statement of Special Inspections (Continued)
Special Inspector's/Agent's Final Report

Project: *New Building for Phoenix Property Management*
Special Inspector or Agent: Roger Domingo S.W. COLE ENGINEERING, INC.
(name) *(firm)*
Designation:

To the best of my information, knowledge and belief, the Special Inspections or testing required for this project, and designated for this Inspector/Agent in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved.

Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector or Agent:

Roger Domingo

(Type or print name)

Roger E Domingo

7/25/2012

Signature

Date

**Licensed Professional Seal or
Certification Number**

Fabricator's Certificate of Compliance

Each approved fabricator that is exempt from Special Inspection of shop fabrication and implementation procedures per section 1704.2 of the International Building Code must submit a *Fabricator's Certificate of Compliance* at the completion of fabrication.

Project: Phoenix Property Management – Maintenance Building

Fabricator's Name: Corle

Address: 114 Rosemont Lane, Imler PA 16655

Certification or Approval Agency:

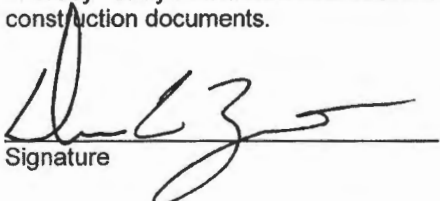
Certification Number:

Date of Last Audit or Approval:

Description of structural members and assemblies that have been fabricated:

Pre-Manufactured Metal Building System

I hereby certify that items described above were fabricated in strict accordance with the approved construction documents.


Signature

07-25-12
Date

ENGINEERING MANAGER
Title

Attach copies of fabricator's certification or building code evaluation service report and fabricator's quality control manual

International Accreditation Service

CERTIFICATE OF ACCREDITATION

This is to signify that

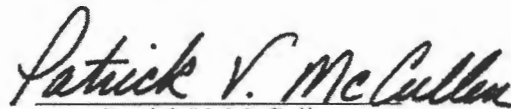
CORLE BUILDING SYSTEMS, INC.

404 SARAH FURNACE ROAD
IMLER, PENNSYLVANA 16655

Inspection Program for the Manufacture of Metal Building Systems MB-146

has demonstrated that its in-plant inspection program for Part A-Fabrication of Structural Weldments and Cold-formed Products Requiring Welding, Part B-Fabrication of Cold-formed Products Not Requiring Welding, and Part C-Design of Metal Building Systems is in compliance with the International Accreditation Service, Inc., Accreditation Criteria for Inspection Programs for Manufacturers of Metal Building Systems (AC472) and is recognized under Section 1704.2.5.2 of the 2012 *International Building Code*®, and Section 1704.2.2 of earlier code editions, commencing March 1, 2012; expiring February 28, 2013.

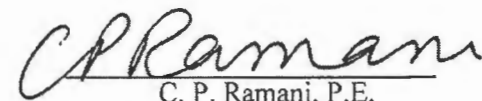
Fabrication inspection procedures covered by this certificate are conducted in accordance with the fabricator's approved quality control manual. Periodic plant inspections are conducted by Farabaugh Engineering and Testing Inc. (AA-715), at 404 Sarah Furnace Road, Imler, Pennsylvania, to monitor the fabricator's quality management system verifying continual compliance with the requirements as listed in the above scope of accreditation. Accreditation is limited to the specified inspections related to the fabrication processes and procedures only. Accreditation does not cover the product, or the design or performance characteristics of the fabricated product.



Patrick V. McCullen
Vice President



ACCREDITED



C. P. Ramani, P.E.
President

Print Date: 04/04/2012

This accreditation certificate supersedes any IAS accreditation certificate bearing an earlier date. The certificate becomes invalid upon suspension, cancellation or revocation of accreditation.
See the IAS Accreditation Listings on the web at www.iasonline.org for current accreditation information, or contact IAS directly at (562) 364-8201.

Report No. 03-001

Date: December 22, 2011
Project: Phoenix Property Management – Hutchins Drive, Portland, ME
Project Number: 11128
Time at Site: 2:00 pm – 2:30 pm
Weather: Sunny, High 40's °F
Present at Site: Matthew J. Miller, P.E. (M2SE)

Area(s) of Observations:

- Foundation walls and piers along Line F from 1 - 6

Observations:

1. The reinforcing steel and formwork for the walls and piers had been installed at the above referenced locations. Due to the height of the forms observations along the entire length of the wall was not possible. Observations were made at each pier location. At these locations the size, spacings, and clear cover distances were found to be in general conformance with the contract documents.
2. It was noted and discussed with Randy of Randy Concrete that the anchor rods had not been installed. M2SE notified Randy that in accordance with General Note 7 on the foundation drawings that the anchor rods are to be set and leveled prior to concrete placement. The anchor rods were in the process of being set and leveled in the pier at 6/F while M2SE was on site. A concrete truck had arrived while M2SE was on site. M2SE did not verify the installation of the anchor rods at other pier locations.
3. The concrete for this placement was supplied through Auburn Concrete. The batch ticket indicated that the concrete was a 3000 psi, air entrained concrete mix with ¾" aggregate. Testing of the concrete was not performed since neither M2SE nor S.W. Cole Engineering was notified of the placement. **Required testing in accordance with the Statement of Special Inspections for this placement was not completed.**
4. Based on observations made by M2SE and our discussions with Roger Domingo of S.W. Cole, the soil material at the foundation bearing elevations appeared to be primarily clay. In accordance with chapter 18 of the 2009 International Building code, the presumptive bearing capacity for this material would be approximately

1500 psf. In accordance with General Note #3 on the Foundation Plan prepared by Theodore Greenlaw, the foundation was designed based on a soil bearing capacity of 2500 psf. **The suitability of the foundation design for the actual site conditions should be verified by the Engineer of Record (EOR).**

Non-Conformance Items:

1. Refer to item 3 above: Concrete testing for this placement was not completed. EOR shall provide direction on in-situ concrete testing or shall determine whether an exception to this concrete testing in accordance with Section 1704.4 of the 2009 International Building Code may be applied.
2. Refer to item 4 above: The presumptive bearing capacity in accordance with the 2009 International Building Code for bearing on clay is less than the bearing capacity used in the design of the foundation. The EOR shall verify the adequacy of the foundation design or provide alternate foundation details.

Report No. 03-002

Date: December 29, 2011
Project: Phoenix Property Management – Hutchins Drive, Portland, ME
Project Number: 11128
Time at Site: 12:00 pm – 12:30 pm
Weather: Sunny, Low 30's °F
Present at Site: Matthew J. Miller, P.E. (M2SE)

Area(s) of Observations:

- Foundation walls along Line 1 and Line A from 1-2

Observations:

1. The reinforcing steel and formwork for the walls and piers had been installed at the above referenced locations. The size, spacing and location of the reinforcing steel for the walls were observed and were in conformance with the contract documents. The pier reinforcing could not be verified since the forms had been erected and the anchor rods had been set in templates which covered the entire pier therefore blocking access to these locations.

Non-Conformance Items:

No non-conformance items were noted during this visit.

Report No. 03-003

Date: February 7, 2012
Project: Phoenix Property Management – Hutchins Drive, Portland, ME
Project Number: 11128
Time at Site: 1:45 pm – 2:15 pm
Weather: Cloudy, Upper 30's °F
Present at Site: Matthew J. Miller, P.E. (M2SE)

Area(s) of Observations:

- Salt Storage Shed foundations

Observations:

1. Installation of the reinforcing steel for the salt storage shed was in progress, with the majority of the footing reinforcing installed. The sizes and spacing of the reinforcing was observed and was in general conformance with the contract documents.
2. Several areas were noted where the clear cover at the bottom of the footing was not in conformance. M2SE notified Randy of Randy's Concrete. M2SE was informed that they were having some concrete bricks delivered to support the bars.
3. Installation of the wall dowels for the exterior mat had just started while we were on site. The spacing of the bars was observed to be in conformance with the contract documents.
4. Several isolated areas were noted where standing water was present at the bottom of the footing. M2SE was informed that the water would be pumped out prior to concrete placement.

Non-Conformance Items:

No non-conformance items were noted during this visit.

Report No. 05-001

Date: December 29, 2011
Project: Phoenix Property Management – Hutchins Drive, Portland, ME
Project Number: 11128
Time at Site: 10:15 am – 11:00 am
Weather: Sunny, Low 30's °F
Present at Site: Matthew J. Miller, P.E. (M2SE)

Area(s) of Observations:

- Metal Building Framing

Observations:

1. The erection of the primary framing for the metal building was substantially complete. Seacoast Crane and Building Co. was on site continuing to install the light gage eave and rake framing.
2. M2SE reviewed the sizes, spacings and details of the framing members. Physical measurements were limited to the members that were accessible from the ground level. The sizes of members at higher elevations were estimated. Based on our review, the building was in conformance with the contract documents.
3. Final installation of the lateral system, including tightening of the cable bracing and anchor rods had not been completed to date.

Non-Conformance Items:

No non-conformance items were noted during this visit.

Report No. 05-002

Date: February 3, 2011
Project: Phoenix Property Management – Hutchins Drive, Portland, ME
Project Number: 11128
Time at Site: 8:45 am – 9:15 am
Weather: Sunny, mid 20's °F
Present at Site: Matthew J. Miller, P.E. (M2SE)

Area(s) of Observations:

- Metal Building Framing

Observations:

1. The erection of the primary framing for the metal building was significantly complete. Seacoast Crane and Building Co. was on site installing the roof insulation and decking. Approximately ½ of the roof had been decked over.
2. The siding on three side of the building had been installed.
3. Tightening of the cable bracing and anchor rods appeared to have been completed, although temporary cable bracing was still in place.
4. The nuts on the anchor rods at Line A/4 did not fully engage the anchor rods. The top of the anchor rod was approximately 1/4" below the top of the nut. The Engineer of Record should review this condition and provide direction as necessary.

Non-Conformance Items:

Refer to Item #4 above: The nuts on the anchor rods at Line A/4 did not fully engage the anchor rods.

STRUCTURAL ENGINEER OF RECORD (S.E.R.) RESPONSE: (Provide attachment(s) as required)

S.E.R. Signature: _____ **Date:** _____

Is re-inspection by Special Inspector required? Yes No

CONTRACTOR VERIFICATION: (To be completed by either the General Contractor or sub-contractor responsible for portion of work in non-conformance and returned to the Special Inspector and Structural Engineer of Record)

I verify, that as of the date listed below, that the non-conforming item(s) noted above has (have) been corrected as required.

Date Completed: _____ By: _____
(Signed)

(Print name)

(Company)



Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:

General Contractor:

Concrete Supplier: AUBURN CONCRETE

PLACEMENT INFORMATION

Date Cast: 12/20/2011 **Time Cast:** 13:15

Date Received: 12/21/2011

Placement Location: SIDE C & D FOOTINGS

Placement Method: REAR DISCHARGE

Placement Vol. (yd³):

Cylinders Made By: ERIK COHENOUR

Aggregate Size (In): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: HOT WATER
MID RANGE
POZZUTEC 20 1%
AIR ENTRAINER

TEST RESULTS

Slump (In) (C-143): **Slump WR:** 6.5
Air Content (%) (C-231): **Air WR:** 7.0
Air Temp (°F): 35
Conc. Temp (°F) (C-1064): 65

Load Number: 2
Mixer Number: 78
Ticket Number: 197891
Cubic Yards: 10
Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In) ²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-1A		4.00	12.57	12/27/2011	Lab	7	4	43.5	3460
346-1B		4.00	12.57	1/17/2012	Lab	28	4	53.0	4220
346-1C		4.00	12.57	1/17/2012	Lab	28	4	49.4	3930
346-1D				Hold	Lab				

Fracture Types



Cone



Cone and Split



Cone and Shear



Shear



Columnar

Remarks:

Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:
General Contractor:
Concrete Supplier: AUBURN CONCRETE

PLACEMENT INFORMATION

Date Cast: 12/28/2011 **Time Cast:** 3:11

Date Received: 12/29/2011

Placement Location: FRONT WALL - FOOTING

Placement Method: TAILGATE

Placement Vol. (yd³): 10

Cylinders Made By: CHRISTOPHER HENES

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: POZZUTEC

TEST RESULTS

Slump (in) (C-143): **Slump WR:** 5

Load Number: 1

Air Content (%) (C-231): **Air WR:** 7.8

Mixer Number: 86

Air Temp (°F): 47

Ticket Number: 197997

Conc. Temp (°F) (C-1064): 71

Cubic Yards: 10

Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area (in ²)	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-2A		4.00	12.57	1/4/2012	Lab	7	4	51.3	4080
346-2B		4.00	12.57	1/25/2012	Lab	28	4	59.4	4730
346-2C		4.00	12.57	1/25/2012	Lab	28	4	57.0	4540
346-2D				Hold	Lab				

Fracture Types



Cone



Cone and Split



Cone and Shear



Shear



Columnar

Remarks:



Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:

General Contractor:

Concrete Supplier: AUBURN CONCRETE

PLACEMENT INFORMATION

Date Cast: 12/29/2011 **Time Cast:**

Date Received: 12/30/2011

Placement Location: NORTH & EAST WALLS

Placement Method: REAR DISCHARGE

Placement Vol. (yd³): 15

Cylinders Made By: ERIK COHENOUR

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: HOT WATER
GLENIUM 7500
MICRO AIR
POZZ 20 1%

TEST RESULTS

Slump (In) (C-143): 5
Air Content (%) (C-231): 6.5 **Air WR:** 60
Air Temp (°F): 13
Conc. Temp (°F) (C-1064): 32

Load Number: 1
Mixer Number: 99
Ticket Number: 198020
Cubic Yards: 7.55
Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In) ²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-3A		4.00	12.57	1/5/2012	Lab	7	4	46.6	3710
346-3B		4.00	12.57	1/26/2012	Lab	28	4	66.8	5320
346-3C		4.00	12.57	1/26/2012	Lab	28	4	65.6	5220
346-3D				Hold	Lab				

Fracture Types



Cone



Cone and Split



Cone and Shear



Shear



Columnar

Remarks:



Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:

General Contractor:

Concrete Supplier: AUBURN CONCRETE

PLACEMENT INFORMATION

Date Cast: 2/8/2012 **Time Cast:** 9:30 **Date Received:** 2/9/2012

Placement Location: SALT SHED FOOTING

Placement Method: TELEBELT

Placement Vol. (yd³): 73.5

Cylinders Made By: ERIK COHENOUR

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: MICRO AIR
GLENIUM
POZZUTEC 20 1%

TEST RESULTS

Slump (in) (C-143): **Slump WR:** 2.5

Load Number: 3

Air Content (%) (C-231): **Air WR:** 5.3

Mixer Number: 84

Air Temp (°F): 20

Ticket Number: 191355

Conc. Temp (°F) (C-1064): 55

Cubic Yards: 10

Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In) ²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-4A		4.00	12.57	2/15/2012	Lab	7	4	59.4	4730
346-4B		4.00	12.57	3/7/2012	Lab	28	4	69.6	5540
346-4C		4.00	12.57	3/7/2012	Lab	28	4	67.8	5400
346-4D				Hold	Lab				

Fracture Types



Cone



Cone and Split



Cone and Shear



Shear



Columnar

Remarks:

Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:

General Contractor:

Concrete Supplier: AUBURN CONCRETE

PLACEMENT INFORMATION

Date Cast: 2/8/2012 **Time Cast:** 10:30 **Date Received:** 2/9/2012

Placement Location: SALT SHED FOOTING

Placement Method: TELEBELT

Placement Vol. (yd³): 73.5

Cylinders Made By: ERIK COHENOUR

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: MICRO AIR
 GLENIUM
 POZZUTEC 20 1%

TEST RESULTS

Slump (in) (C-143): **Slump WR:** 4.5

Load Number: 6

Air Content (%) (C-231): **Air WR:** 6.5

Mixer Number: 99

Air Temp (°F): 25

Ticket Number: 191361

Conc. Temp (°F) (C-1064): 61

Cubic Yards: 10

Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In ²)	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-5A		4.00	12.57	2/15/2012	Lab	7	4	55.2	4390
346-5B		4.00	12.57	3/7/2012	Lab	28	4	63.5	5050
346-5C		4.00	12.57	3/7/2012	Lab	28	4	65.4	5210
346-5D				Hold	Lab				

Fracture Types



Cone



Cone and Split



Cone and Shear



Shear



Columnar

Remarks:

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:
General Contractor:
Concrete Supplier: AUBURN CONCRETE

PLACEMENT INFORMATION
Date Cast: 2/9/2012 **Time Cast:** 3:30

Date Received: 2/10/2012

Placement Location: SALT SHED WALLS

Placement Method: BELT

Placement Vol. (yd³): 42

Cylinders Made By: CHRISTOPHER HENES

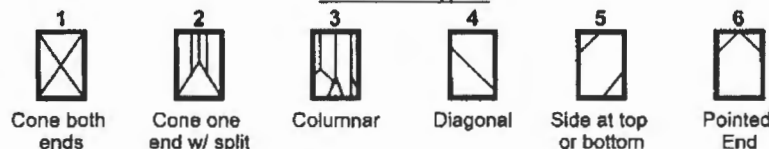
Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS
Temperatures
Minimum (°F) **Maximum (°F)**
DELIVERY INFORMATION
Admixtures: MICRO AIR
POZZUTEC
GLEN

TEST RESULTS
Slump (in) (C-143): **Slump WR:** 3 3/4
Air Content (%) (C-231) **Air WR:** 62
Air Temp (°F): 43
Conc. Temp (°F) (C-1064): 69

Load Number: 4 **Batch**
Mixer Number: 86 2:49
Ticket Number 191405 **Arrive**
3:30
Cubic Yards: 10.5 **Depart**
3:36
Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area (in ²)	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-6A		4.00	12.57	2/16/2012	Lab	7	4	53.2	4230
346-6B		4.00	12.57	3/8/2012	Lab	28	4	57.4	4570
346-6C		4.00	12.57	3/8/2012	Lab	28	4	60.4	4810
346-6D				Hold	Lab				

Fracture Types

Remarks:



Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:

General Contractor:

Concrete Supplier: F. R. CARROLL

PLACEMENT INFORMATION

Date Cast: 4/6/2012 **Time Cast:** 8:00

Date Received: 4/7/2012

Placement Location: 1ST FLOOR SLAB

Placement Method: PUMP

Placement Vol. (yd³): 130

Cylinders Made By: JUSTIN BROWN

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: FIBER
POZZUTEC
SUPER

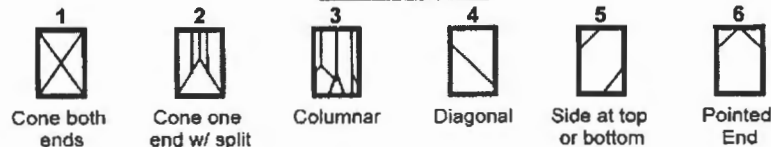
TEST RESULTS

Slump (in) (C-143): **Slump WR:** 6.5
Air Content (%) (C-231) **Air WR:** 2.7
Air Temp (°F): 42
Conc. Temp (°F) (C-1064): 60

Load Number: 15 **Batch**
Mixer Number: 15 7:00
Ticket Number 0026044 **Arrive**
7:35
Cubic Yards: 10 **Depart**
7:50
Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area (in) ²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-7A		4.00	12.57	4/13/2012	Lab	7	4	53.4	4250
346-7B		4.00	12.57	5/4/2012	Lab	28	4	78.6	6260
346-7C		4.00	12.57	5/4/2012	Lab	28	4	78.8	6270
346-7D				Hold	Lab				

Fracture Types



Remarks:



Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:

General Contractor:

Concrete Supplier: F. R. CARROLL

PLACEMENT INFORMATION

Date Cast: 4/6/2012 **Time Cast:** 8:45 **Date Received:** 4/7/2012

Placement Location: 1ST FLOOR SLAB

Placement Method: PUMP

Placement Vol. (yd³): 130

Cylinders Made By: JUSTIN BROWN

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

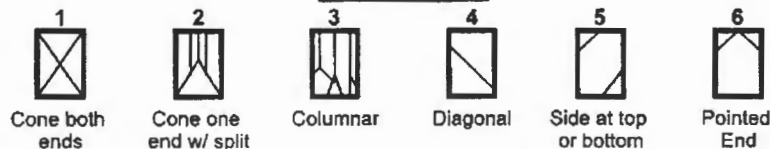
Admixtures: FIBER
POZZUTEC
SUPER

TEST RESULTS

Slump (in) (C-143):	Slump WR: 8	Load Number: 9	Batch: 7:45
Air Content (%) (C-231)	Air WR: 2.7	Mixer Number: 7	Arrive: 8:20
Air Temp (°F): 45		Ticket Number: 0026048	Depart:
Conc. Temp (°F) (C-1064): 65		Cubic Yards: 10	
		Design (psi): 3000	

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area (in ²)	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-8A		4.00	12.57	4/13/2012	Lab	7	4	63.4	5050
346-8B		4.00	12.57	5/4/2012	Lab	28	4	89.6	7130
346-8C		4.00	12.57	5/4/2012	Lab	28	4	87.4	6960
346-8D				Hold	Lab				

Fracture Types



Remarks:

Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - 144 Hutchins Drive - Materials Testing

Project Number: 11-1295

Client: Phoenix Management

Client Contract Number:

General Contractor:

Concrete Supplier: F. R. CARROLL

PLACEMENT INFORMATION

Date Cast: 4/6/2012 **Time Cast:** 9:30 **Date Received:** 4/7/2012

Placement Location: 1ST FLOOR SLAB

Placement Method: PUMP

Placement Vol. (yd³): 130

Cylinders Made By: JUSTIN BROWN

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

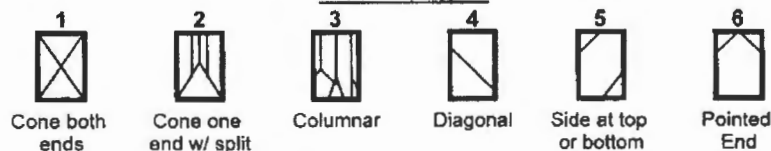
Admixtures: FIBER
POZZUTEC
SUPER

TEST RESULTS

Slump (in) (C-143):	Slump WR:	7	Load Number:	12	Batch
Air Content (%) (C-231)	Air WR:	3.0	Mixer Number:	17	8:20
Air Temp (°F):	48		Ticket Number	0026051	Arrive
Conc. Temp (°F) (C-1064):	64		Cubic Yards:	10	8:55
			Design (psi):	3000	Depart

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In) ²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
346-9A		4.00	12.57	4/13/2012	Lab	7	4	61.8	4920
346-9B		4.00	12.57	5/4/2012	Lab	28	4	92.4	7350
346-9C		4.00	12.57	5/4/2012	Lab	28	4	92.8	7390
346-9D				Hold	Lab				

Fracture Types



Remarks:



Concrete Construction Observation Report

Project Name/Location:	144 Hutchins Drive – Portland	Project No:	11-1295
Client/Client's Rep.:	Phoenix Management	Date:	12-29-2011
Concrete Contractor:	Portland Builders	Sheet:	1 of 1
Placement Location:	North and East walls	SWCE Rep.:	EEC
Placement Type:	Footing <input type="checkbox"/> Wall <input checked="" type="checkbox"/> Column <input type="checkbox"/> Slab <input type="checkbox"/> Other <input type="checkbox"/>	Arrived at Site:	12:35
		Left Site:	14:15

<u>PRE PLACEMENT OBSERVATIONS</u>	<u>In Compliance</u>		<u>N/O</u>	<u>Comments</u>
Bar Size (diameter, length, bend and anchorage)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	Acceptable
Location (# of bars, spacing, and cover)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Splicing (weld joint, overlap)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Stability (wiring, chairs, and spacers)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Reinforcement free from mud, oil, rust, or other nonmetallic coatings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Reinforcement appears in conformance to specifications	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Soil subgrade prepared in accordance with project specifications	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A

<u>Referenced Drawings</u>	<u>Date</u>	<u>Page</u>	<u>Rev.</u>	<u>ASTM</u>	<u>GRADE</u>
FOUNDATION REINF.	12-5-11	R01		A 615 <input checked="" type="checkbox"/>	40 <input type="checkbox"/> 50 <input type="checkbox"/> 60 <input checked="" type="checkbox"/>
				A 616 <input type="checkbox"/>	75 <input type="checkbox"/>
				A 617 <input type="checkbox"/>	
				A 706 <input type="checkbox"/>	A 775 Epoxy <input type="checkbox"/>

<u>CONCRETE PLACEMENT OBSERVATIONS</u>	<u>In Compliance</u>		<u>N/O</u>	<u>Comments</u>
Required mix used	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	3000psi
Placement and consolidation of concrete observed	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Concrete properly conveyed to all areas of placement	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Depth of layer maximum limits not exceeded	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Internal vibration (depth of insertion, spacing, time, vertical insertion, no conveyance of concrete by vibration)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	
Even layering around openings and embedments	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<input checked="" type="checkbox"/>	
Removal of temporary ties and spacers	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<input checked="" type="checkbox"/>	

FIELD TESTING OF CONCRETE PERFORMED Yes No

***CYLINDER SET NO:** 346-3 ←*refer to associated concrete test report

<u>POST PLACEMENT OBSERVATIONS</u>	<u>In Compliance</u>		<u>N/O</u>	<u>Comments</u>
Specified finish	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	Trowel
Protection of surfaces from cracking due to rapid drying	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proper curing procedures implemented	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>	Insulated blankets

NON-CONFORMANCE ITEMS OBSERVED Yes No

Non-Conformance Item Description: _____

Action Taken by SWCE: _____

Person(s) Notified: _____

N/O = Not Observed

Notes:
 Randy Concrete was placing concrete and rebar. Rebar appeared to be in general accordance with the Construction Drawings. Compression test specimens taken on first truck.

Attachments: None Reviewed By: RED



Report of Field Density

ASTM D6938

Project: PORTLAND ME - 144 HUTCHINS DRIVE - MATERIALS TESTING

Project Number: 11-1295

Client: PHOENIX MANAGEMENT

Field Density Test Results

Test #	Test Date	Tech	Test Location	Elev Feet	Test Depth	Lab ID	Dry Density	Moisture Content Percent	Compaction Percent	Required Compaction
1	12/28/2011	CMH	2' W & 10' N OF SE CORNER	95	12	14992G	116.4	5.3	99.0	95
2	12/28/2011	CMH	2' W & 30' N OF SE CORNER	95	12	14992G	112.1	14.5	95.3	95

Laboratory Compaction Test Reference

Lab ID	Date Received	Material Source	Material Type	Method	Max Dry Density	Optimum Moisture Content (%)	Comments
14992G	12/28/2011	On-site stockpile	Sand	ASTM D-1557 Modified A	117.6	12.4	

Elevation Notes:

Comments:



 Reviewed By



Report of Field Density

ASTM D6938

Project: PORTLAND ME - 144 HUTCHINS DRIVE - MATERIALS TESTING

Project Number: 11-1295

Client: PHOENIX MANAGEMENT

Field Density Test Results

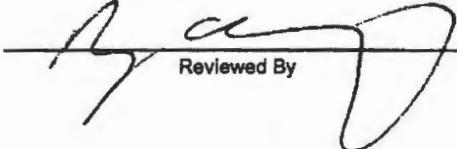
Test #	Test Date	Tech	Test Location	Elev Feet	Test Depth	Lab ID	Dry Density	Moisture Content Percent	Compaction Percent	Required Compaction
3	1/4/2012	JSB	S WALL INTERIOR	58	12	14992G	112.8	2.8	95.9	95
4	1/4/2012	JSB	W WALL INTERIOR	58	12	14992G	112.2	2.3	95.4	95
5	1/4/2012	JSB	N WALL INTERIOR	58	12	14992G	112.9	3.3	96.0	95
6	1/4/2012	JSB	E WALL INTERIOR	58	12	14992G	111.8	2.5	95.1	95

Laboratory Compaction Test Reference

Lab ID	Date Received	Material Source	Material Type	Method	Max Dry Density	Optimum Moisture Content (%)	Comments
14992G	12/28/2011	On-site stockpile	Sand	ASTM D-1557 Modified A	117.6	12.4	

Elevation Notes:

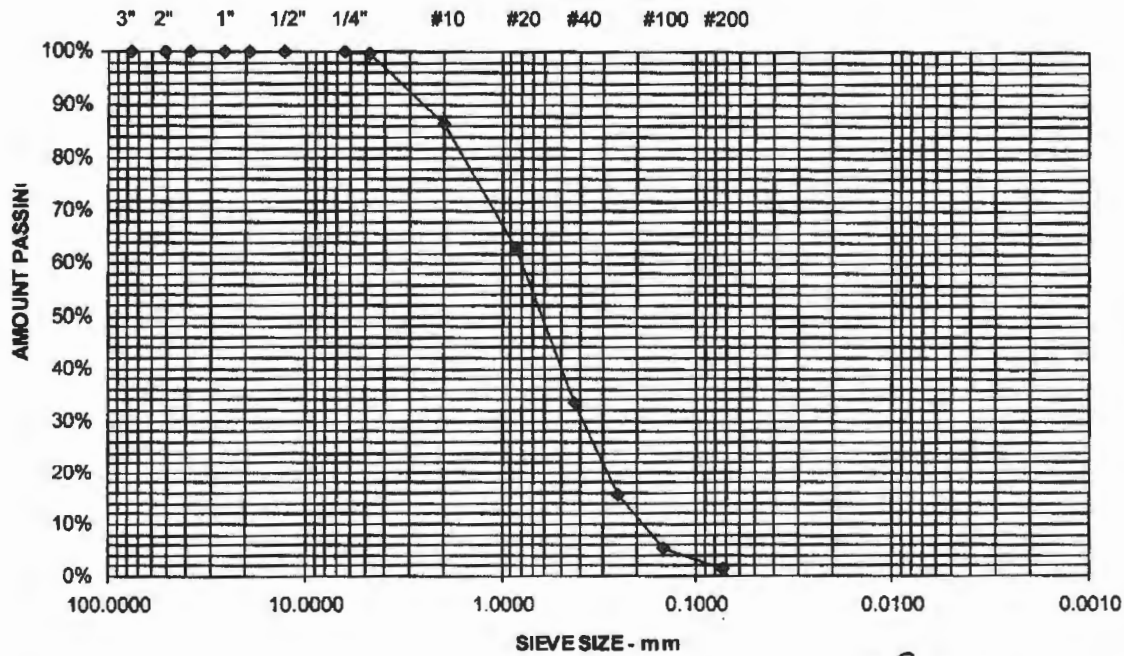
Comments:


 Reviewed By

Project Name PORTLAND ME - 144 HUTCHINS DRIVE - MATERIALS TESTING
 Client PHOENIX MANAGEMENT
 Material Type SAND
 Material Source ON-SITE STOCKPILE

Project Number 11-1295
 Lab ID 14992G
 Date Received 12/28/2011
 Date Completed 1/3/2012
 Tested By ERIK COHENOUR

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	SPECIFICATIONS (%)
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"	100	
19.0 mm	3/4"	100	
12.5 mm	1/2"	100	
6.3 mm	1/4"	100	
4.75 mm	No. 4	100	
2.00 mm	No. 10	87	
850 µm	No. 20	63	
425 µm	No. 40	34	
250 µm	No. 60	16	
150 µm	No. 100	5	
75 µm	No. 200	1.4	



Comments

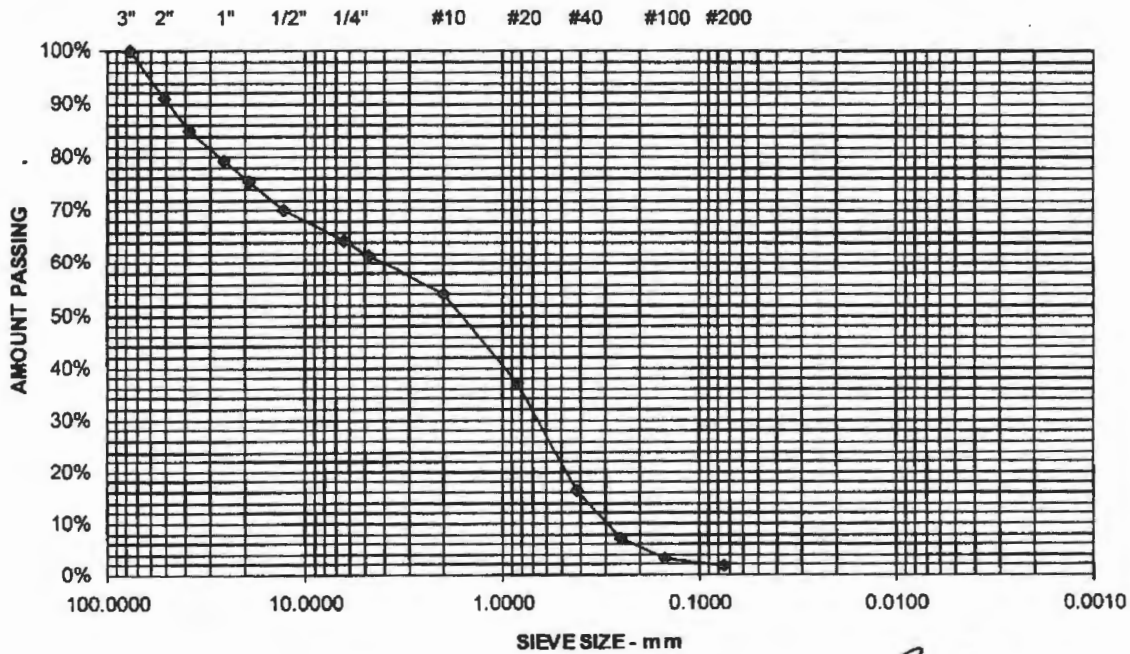

 Roger E. Domingo

Project Name PORTLAND ME - 144 HUTCHINS DRIVE - MATERIALS TESTING
 Client PHOENIX MANAGEMENT
 Material Type 4" GRAVEL
 Material Source ON-SITE STOCKPILE

Project Number 11-1295
 Lab ID 14993G
 Date Received 12/28/2011
 Date Completed 1/4/2012
 Tested By JUSTIN BISSON

<u>STANDARD</u> DESIGNATION (mm/um)	<u>SIEVE SIZE</u>	<u>AMOUNT PASSING (%)</u>	<u>MDOT 703.06 TYPE D</u> <u>SPECIFICATIONS (%)</u>
150 mm	6"	100	100
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	91	
38.1 mm	1-1/2"	85	
25.0 mm	1"	79	
19.0 mm	3/4"	75	
12.5 mm	1/2"	70	
6.3 mm	1/4"	64	25 - 70
4.75 mm	No. 4	62	
2.00 mm	No. 10	54	
850 um	No. 20	37	
425 um	No. 40	17	0 - 30
250 um	No. 60	7	
150 um	No. 100	3	
75 um	No. 200	1.8	0.0 - 7.0

SAMPLE MEETS SPECIFICATION



Comments

Roger E. Domingo
 Roger E. Domingo

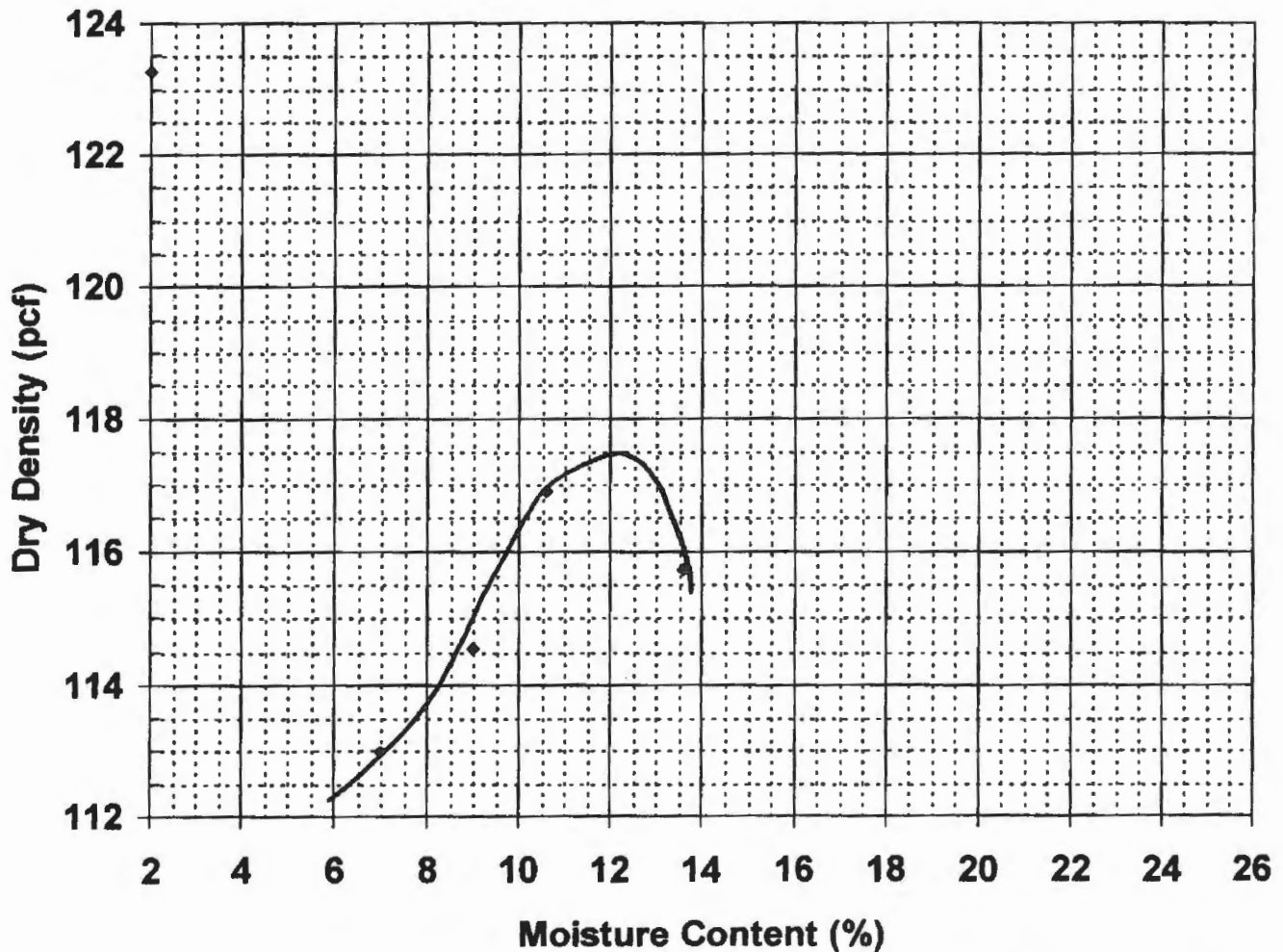


Report of Moisture-Density

Method ASTM D-1557 MODIFIED Procedure A

Project Name	PORTLAND ME - 144 HUTCHINS DRIVE - MATERIALS TESTING	Project Number	11-1295
Client	PHOENIX MANAGEMENT	Lab ID	14992G
Material Type	SAND	Date Received	12/28/2011
Material Source	ON-SITE STOCKPILE	Date Completed	1/3/2012
		Tested By	ERIK COHENOUR

Moisture-Density Relationship Curve



Maximum Dry Density (pcf)	117.5	<u>Corrected Dry Density (pcf)</u>	<u>117.6</u>
Optimum Moisture Content (%)	12.4	<u>Corrected Moisture Content (%)</u>	<u>12.4</u>
Percent Oversized	0.2%		

Comments

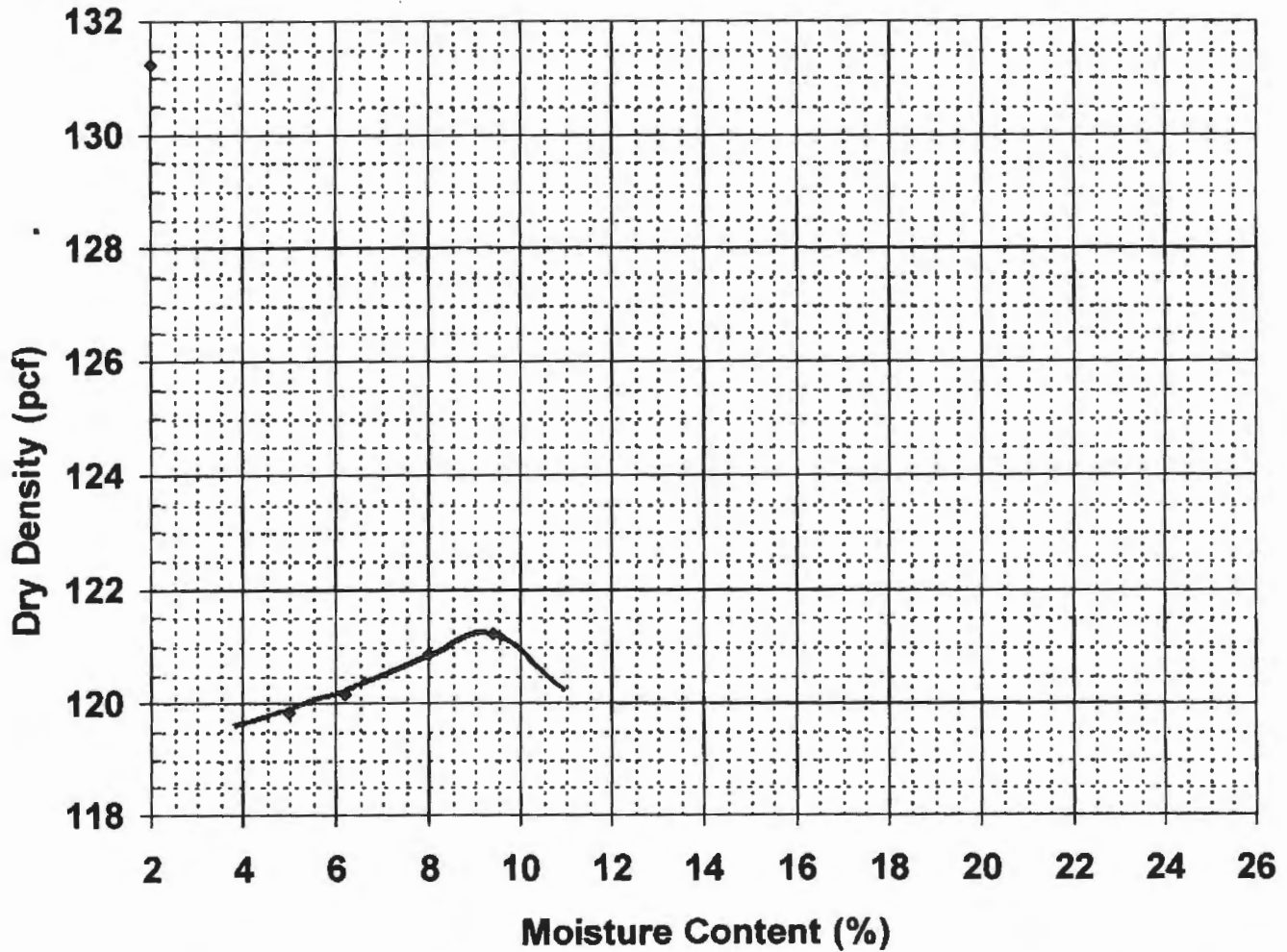
Roger E. Domingo
 Roger E. Domingo

Report of Moisture-Density

Method ASTM D-1557 MODIFIED Procedure C

Project Name	PORTLAND ME - 144 HUTCHINS DRIVE - MATERIALS TESTING	Project Number	11-1295
Client	PHOENIX MANAGEMENT	Lab ID	14993G
Material Type	4" GRAVEL	Date Received	12/28/2011
Material Source	ON-SITE STOCKPILE	Date Completed	1/4/2012
		Tested By	ERIK COHENOUR

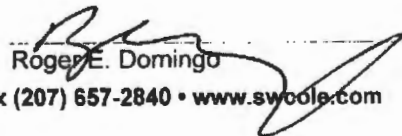
Moisture-Density Relationship Curve



Maximum Dry Density (pcf) 121.3
 Optimum Moisture Content (%) 9
 Percent Oversized 24.5%

Corrected Dry Density (pcf) **128.5**
Corrected Moisture Content (%) **7.3**

Comments


 Roger E. Domingo



COMcheck Software Version 3.9.0
Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : Pheonix Management

Construction Site:
Hutchins Drive
Portland, ME 04101

Owner/Agent:
Pheonix Management, LLC
P.O. Box 759
Saco, ME 04072

Designer/Contractor:
William Belanger
Seacoast Crane & Building Co., Inc
98 Route 236
P.O. Box 540
Kittery, ME 03904
207-439-5899

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **6a**
Building Type for Envelope Requirements: **Non-Residential**
Vertical Glazing / Wall Area Pct.: **0%**

Activity Type(s) **Floor Area**
Warehouse 7000

RECEIVED
AUG 17 2012
Dept. of Building Inspections
City of Portland Maine

Section 3: Requirements Checklist

Envelope PASSES: Design 15% 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 ^(a)
Roof 1: Metal Building, Screw Down	7726	25.0	10.0	0.057	0.049
Exterior Wall 1: Metal Building Wall	4325	19.0	0.0	0.070	0.069
Window 1: Metal Frame with Thermal Break:Double Pane, Clear, SHGC 0.67	20	---	---	0.480	0.550
Entry Doors: Insulated Metal, Swinging	63	---	---	0.140	0.700
Overhead Doors: Insulated Metal, Swinging	868	---	---	0.070	0.700

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

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.
- 6. 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.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- 8. Cargo doors and loading dock doors are weather sealed.

- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.
- 10. Building entrance doors have a vestibule equipped with self-closing devices.
Exceptions:
 - 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.
 - Doors opening directly from a sleeping/dwelling unit.

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 2009 IECC requirements in COMcheck Version 3.9.0 and to comply with the mandatory requirements in the Requirements Checklist.

William J. Bolanger III, PM
Name - Title

W. J. Bolanger
Signature

8-17-2012
Date

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 16, 2012

RE: C. of O. for # 144 Hutchins Drive, Maintenance Facility
(Id#2011-287) (CBL 112 H 001001)

After visiting the site, I have the following comments:

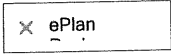
Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution

Marge Schmuckal - ePlan Review New File Notification for PEZ.2011-286.LEVII.PRSP.743

From: <shukriaw@portlandmaine.gov>
To: <mes@portlandmaine.gov>
Date: 10/3/2011 9:57 AM
Subject: ePlan Review New File Notification for PEZ.2011-286.LEVII.PRSP.743



144 Hutchins Dr.

New File Notification - Please **DO NOT** reply to this email.

Hello Marge Schmuckal:

One or more files have been added to the project listed below. Please contact the appropriate department at the numbers listed below if you have any questions regarding this email.

Project Name: PEZ.2011-286.LEVII.PRSP.743
Path: PEZ.2011-286.LEVII.PRSP.743\Drawings
Uploaded By: Shukria Wiar
[Login to ePlan Review](#)

- Files:
1. [C010-11Submittal.pdf](#)
 2. [SITE PLAN SET.pdfV2](#)

If you do not have access to the specified folder, please contact the [Project Administrator](#).

Department of Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Planning Division, Development Review Services
(207) 874-8719

Building Permits
(207) 874-8703

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

From: David Margolis-Pineo [mailto:DMP@portlandmaine.gov]

Sent: Thursday, September 08, 2011 12:38 PM

To: Shukria Wiar

Cc: Barbara Barhydt; Bruce Hyman; Chris Pirone; Charles Wordell; Doug Roncarati; Eric Labelle; Jeff Tarling; Katherine Earley; Michael Farmer; Michelle Sweeney; Matt Doughty; William Clark; John Emerson; Tom Errico; David Senus

Subject: Re: 144 Hutchins Drive

Please see attached

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101

jmb@portlandmaine.gov

Direct: (207) 874-8715

Office: (207) 874-8703

>>> Dorian Tarling <dtarling@portlandbuilders.com> 11/29/2011 2:56 PM >>>

Jeannie,

I spoke with Lannie in your office who noted that you are looking for documents in order to approve the general permit and/or the foundation permit. Could you please provide me a list so that we can take care of it? Josh was looking to get the foundation permit ASAP, but from what Lannie said, you still need information for that as well.

Let's get this permit done and closed! ☺ Let me know what I can do. Thank you!!

Dorian Tarling
Assistant Project Manager
Office Administrator
Portland Builders, Inc.
207.879.0118 phone
207.772.8182 fax

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 16, 2012

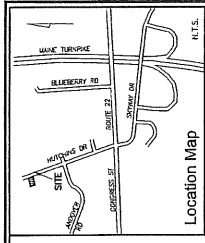
RE: C. of O. for # 144 Hutchins Drive, Maintenance Facility
(Id#2011-287) (CBL 112 H 001001)

After visiting the site, I have the following comments:

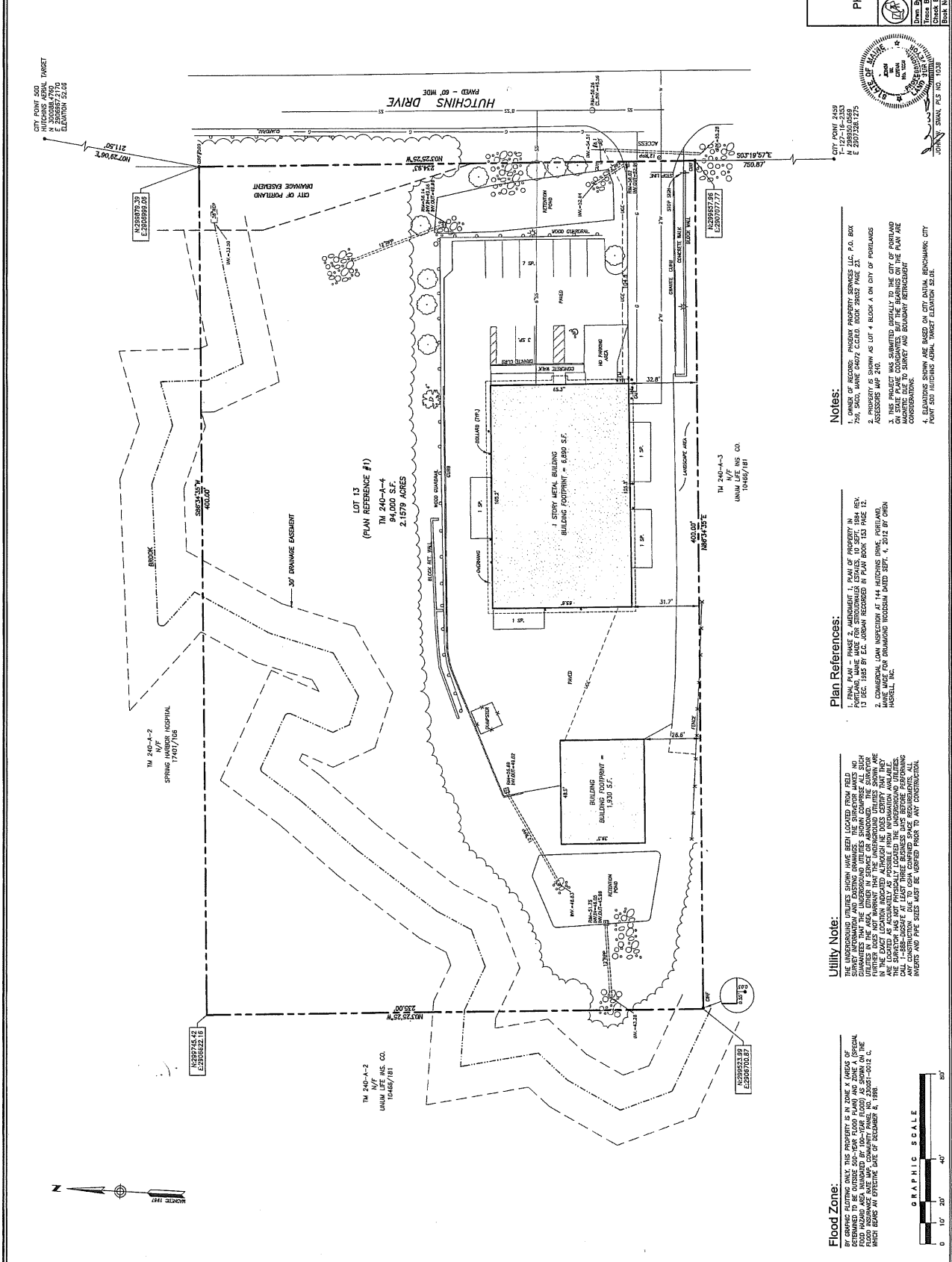
Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution



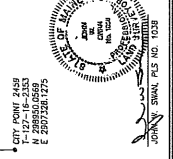
- Legend:**
- HIGH ROAD POUND
 - UTILITY POLE
 - MANHOLE
 - LIGHT POLE
 - GAS OR ELECTRIC METER
 - RAILROAD
 - SPRING
 - 2" DIAMETER TREE
 - COMMERCIAL TREE
 - QUADRANT
 - CURB
 - SIDEWALK
 - UNDERGROUND ELECTRIC
 - SANITARY SEWER
 - WATER LINE



AS-BUILT SURVEY
 AT
 144 HITCHINS DRIVE, PORTLAND, MAINE
PHOENIX PROPERTY SERVICES LLC
 P.O. BOX 759, SAUG, MAINE 04972
OWEN HASKELL, INC.
 100 U.S. Route One, Scarborough, ME 04105 (877) 774-0424

Drawn By: OWS
 Checked By: OWS
 Date: SEPT. 24, 2012
 Job No.: 2012-139P
 Scale: 1" = 30'

Best No.: FILE
 Draw. No.: 1028
 Dwg. No.: 148



- Notes:**
1. OWNER OF RECORD: PHOENIX PROPERTY SERVICES LLC, P.O. BOX 759, SAUG, MAINE 04972.
 2. SURVEY MADE FOR AS-BUILT SURVEY OF LOT 13 ON SEPT. 18, 2012.
 3. THIS PROJECT WAS SUBMITTED TO THE CITY OF PORTLAND FOR REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT ON SEPT. 4, 2012. BY OPEN CONSIDERATION.
 4. ELEVATIONS SHOWN ARE BASED ON CITY DATUM. BENCHMARK: CITY POINT 500 HITCHINS AVENUE TOWER ELEVATION 52.06.

- Plan References:**
1. PHOENIX PROPERTY SERVICES LLC, P.O. BOX 759, SAUG, MAINE 04972.
 2. COMMERCIAL LUMP INSURANCE AT 144 HITCHINS DRIVE, PORTLAND, MAINE. POLICY NO. 104667/181.
 3. CITY OF PORTLAND, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, 100 WATER STREET, PORTLAND, ME 04101.

Utility Note:
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE UTILITIES SHOWN. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE TO THE SURVEYOR. AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY WORK, THE CLIENT SHALL BE ADVISED BY THE SURVEYOR OF ANY UTILITIES SHOWN AND THE CLIENT SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES.

Flood Zone:
 THE FLOOD ZONE SHOWN ON THIS PLAN IS BASED ON THE FLOOD ZONE DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND IS SUBJECT TO CHANGE. THE FLOOD ZONE IS BASED ON THE FLOOD ZONE DETERMINED BY FEMA ON SEPTEMBER 1, 1998, WHICH BEING AN EFFECTIVE DATE OF DECEMBER 8, 1998.

GRAPHIC SCALE
 0 10' 20' 30' 40'