

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that THE NORTHWOODS

Located At 20 PINE TREE IND PKWY

Job ID: 2011-04-919-ALTCOMM

CBL: 254 - - A - 008 - 001 - - - -

has permission to Build a new 4, 600 sf addition to existing warehouse/industrial w/office building for storage use 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

Jan B per B.W.

Fire Prevention Officer

James Ranta 5/17/11

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-04-919-ALTCOMM	Date Applied: 4/26/2011	CBL: 254 - - A - 008 - 001 - - - - -	
Location of Construction: 20 PINE TREE IND PARKWAY	Owner Name: THE NORTHWOODS	Owner Address: PO BOX 1400 VOORHEES, NJ - NEW JERSEY 08043	Phone:
Business Name: HALE TRAILER	Contractor Name: Biskup Construction, Inc,	Contractor Address: 16 Danielle Dr, Windham, ME 04062	Phone: (207) -892-9800
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-M
Past Use: Office and Warehouse/Servicing commercial trailers	Proposed Use: Same: Warehouse and offices and servicing of commercial trailers – to erect a 4,600 sq ft addition for storage	Cost of Work: \$190,000.00	CEO District: Nonseparated
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: S/E/B Type: SB IBC-2009 Signature: JMB
Proposed Project Description: 20 Pinetree Industrial Parkway- 4,600 sq ft addition		Pedestrian Activities District (P.A.D.) 5/17/11	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone <i>Phase 12 - zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2011-163</i></p> <p><input type="checkbox"/> Maj <input checked="" type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>5/13/11</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	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 PHON



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: 2011-04-919-ALTCOMM

Located At: 20 PINE TREE IND

CBL: 254 - - A - 008 - 001 - - - -

Conditions of Approval:

Zoning

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

Fire

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.

Received CD entered CD 66



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: 20 Pinetree Industrial Parkway		
Total Square Footage of Proposed Structure/Area 4,600 S.F. Addition		Square Footage of Lot 222,156 S.F.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 254 A 8	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Hale Trailer Brake & Wheel, Inc. Address 20 Pinetree Ind. Park- way City, State & Zip Portland, ME 04102	Telephone: 772-8272
Lessee/DBA (If Applicable) APR 26 2011 RECEIVED Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 189,351.- C of O Fee: \$ 75.- Permit \$1,930.- Total Fee: \$ 2005.-
Current legal use (i.e. single family) <u>Sales & Service</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Same addition will be storage</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Addition to existing Bldg 4,600 SF</u>		
Contractor's name: <u>Biskup Construction, Inc.</u>		
Address: <u>16 Danielle Drive</u>		
City, State & Zip <u>Windham, ME 04062</u>		Telephone: <u>892-9800</u>
Who should we contact when the permit is ready: <u>Jim Biskup</u>		Telephone: <u>892-9800</u>
Mailing address: <u>16 Danielle Drive Windham, ME 04062</u>		

Office/Write -
1,995.00 house

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: [Signature] Date: 3/14/11

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

Jeanie Bourke - Hale Trailer, 20 Pine Tree Industrial Parkway - Building Permit

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 5/9/2011 12:32 PM
Subject: Hale Trailer, 20 Pine Tree Industrial Parkway - Building Permit
CC: Fraser, Jean

Hi all, this project, Site Plan #2011-163, the Hale Trailer expansion at 20 Pine Tree Industrial Parkway, meets minimum DRC site plan requirements for the issuance of the building permit.

Please contact me with any questions. Thanks.

Phil

4/26/11

Job Summary Report
Job ID: 2011-04-919-ALTCOMM

Report generated on Apr 28, 2011 2:22:20 PM

Page 1

Job Type:	Alter/Adds to Commercial	Job Description:	20 Pinetree Industrial Parkway	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	1271	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	190,000	Square Footage:			
Related Parties:		THE NORTHWOODS		<i>Property Owner</i>	
		- Biskup Construction, Inc	Biskup Construction, Inc	<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
----------------------	---------------	--------------------------	-------------------	--------------	----------------	----------------	---------------------------	--------------------	---------------------

Location ID: 30044

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude	
N15230	254 A 008 001		M				-70.326095	43.667061	
			Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)		
			1				20 PINE TREE IND PARKWAY		
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Code	Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
WAREHOUSE & STORAGE		NOT APPLICABLE						DISTRICT 6	STROUDWATER

Structure Details

Structure: warehouse / storage

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Industrial Building	0			20 PINE TREE IND PARKWAY

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
-----------	----------	-------	-------	-------	---------------	-----------------------------

Permit #: 20113133

66

Permit Data



BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895

April 26, 2011

Ms. Jeanie Bourke
Code Enforcement Officer
389 Congress Street
Portland, Maine 04101

Dear Jeanie:

Please find attached an application for a commercial building permit for construction of a 4,600 square foot addition to Hale Trailer Wheel and Brake, Inc. located at 20 Pine Tree Industrial Parkway.

This addition will be used for the storage of parts, used in the servicing of trailers.

The addition is a pre-engineered metal building manufactured by Package Industries, located in Sutton, MA. The engineer of record is Aaron Wilson from Associated Design Partners.

The addition has been designed to meet the Maine Uniform Building and Energy Code and has received a Construction Permit from the State Fire Marshalls office.

We have received approval from the planning department and have sent the Performance Guarantee and Site Inspection fee to Phil DiPierro. We are currently waiting to hear from Phil on a pre-construction meeting.

I believe that all forms and plans that you require for issuing a building permit is attached. The cost of the project is \$189,351.00. Electrical work is included in the cost of the project, there is no plumbing work on the project. If you have any questions, please feel free to contact me

Sincerely,

James I. Biskup
President

International Accreditation Service

CERTIFICATE OF ACCREDITATION

This is to signify that

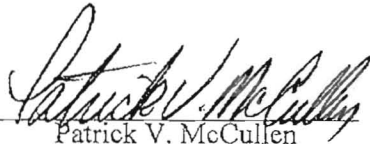
PACKAGE INDUSTRIES, INC.

15 HARBACK ROAD
SUTTON, MASSACHUSETTS 01590

Inspection Program for the Manufacture of Metal Building Systems MB-195

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 1704.2.2 of the 2000, 2003, 2006 or 2009 *International Building Code*®, commencing December 30, 2010; expiring December 29, 2011.

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 Bucher, Willis & Ratliff Corporation (AA-586), at 15 Harback Road, Sutton, Massachusetts, 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: 01/11/2011

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) 699-0541.

IAS is a subsidiary of the
International Code Council®.



RECEIVED
MAY 17 2011
Dept. of Building Inspections
City of Portland Maine



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No. 19945

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: HALE TRAILER & BRAKE
Location: 20 PINE TREE INDUSTRIAL PKWY, PORTLAND, ME 04102-1400
Owner: HALE TRAILER & BRAKE
Owner Address: 20 PINE TREE INDUSTRIAL PKWY, PORTLAND, ME 04102-1400

Occupancy Type: INDUSTRIAL
Sprinkler System
Monitored Fire Alarm System
Barrier Free
Construction Mode: Addition
Unprotected Noncombustable: Type II (000)
Final Number of Stories: 1

Permit Date: 03/10/2011 **Expiration Date:** 09/09/2011

Handwritten signature of John E. Morris in black ink.

COMMISSIONER OF PUBLIC SAFETY



Certificate of Design Application

ASSOCIATED DESIGN PARTNERS, INC

From Designer:

Date: 3-14-11

Job Name: HALE TRAILER

Address of Construction: 20 PINE TREE INDUSTRIAL PARK, PORTLAND MAINE

2003 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) S

Type of Construction 5

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC. N *yes per plan A-1*

Is the Structure mixed use? N If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? N *yes* Geotechnical/Soils report required? (See Section 1802.2) Y

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
STORAGE	125 PSF
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

ANALYTICAL Design option utilized (1609.1.1, 1609.6)

94 Basic wind speed (1809.3)

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

B Wind exposure category (1609.4)

.18 Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

1617.4 Design option utilized (1614.1)

I Seismic use group ("Category")

.332 / .125 Spectral response coefficients, S_D & S_1 (1615.1)

D Site class (1615.1.5)

NO Live load reduction

20 Roof *live* loads (1603.1.2, 1607.11)

50.4 Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

50.4 If $P_g > 10$ psf, flat-roof snow load P_f

1 If $P_g > 10$ psf, snow exposure factor, C_e

1 If $P_g > 10$ psf, snow load importance factor, I_s

1.2 COLD RF Roof thermal factor, C_r (1608.4)

NA Sloped roof snowload, P_s (1608.4)

B Seismic design category (1616.3)

OMF, OCBF Basic seismic force resisting system (1617.6.2)

3.5 / 5 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)

1617.4 Analysis procedure (1616.6, 1617.5)

9.27K Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

NA Flood hazard area (1612.3)

NA Elevation of structure

Other loads

NA Concentrated loads (1607.4)

NA Partition loads (1607.5)

NA Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: James M. Streeter

Address of Project: 20 Pinetree Industrial Park

Nature of Project: 4,600 s.f. addition

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: *James M. Streeter*

Title: Professional Engineer

Firm: J.M. Streeter Professional Engineer

Address: 66 Garsoe Drive
Portland, ME 04103

Phone: 797-3093

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

**STATEMENT OF SPECIAL
CONSTRUCTION MONITORING**

**PROJECT: BUILDING ADDITION
HALE TRAILER, 20 Pine Tree Industrial Park, Portland, Maine**

**PERMIT APPLICANT: Jim Biskup – Biskup Construction
APPLICANT'S ADDRESS: 16 Danielle Dr, Windham, ME 04062**

STRUCTURAL ENGINEER OF RECORD
Foundations, Vestibule Structure: Associated Design Partners, Inc
Pre-Fabricated Steel Building: Package Industries, Inc.

CONTRACTOR: Biskup Construction

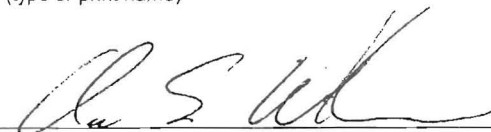
This Statement of Special Construction Monitoring is submitted as a condition for building permit issuance in accordance with Section 1704.0 of the 2003 International Building Code. It includes the Schedule of Special Construction Monitoring and Testing as applicable to this project. Also included is a listing of agents and other approved agencies to be retained for conducting the monitoring and testing applicable to this project.

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

The Special Construction Monitoring program does not relieve the Contractor of his or her responsibilities. Job site safety is solely the responsibility of the Contractor. Materials and activities covered under the monitoring schedule are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

Aaron S. Wilson
(type or print name)


Signature

3/14/11
Date



Owner's Authorization:

Building Official's Acceptance:

 3/14/11
Signature Date

Signature Date

SPECIAL CONSTRUCTION MONITORING AGENTS

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

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

AGENT	FIRM	CONTACT INFORMATION
1. Engineer of Record (Foundations & Wood Framing)	Associated Design Partners	80 Leighton Rd Falmouth ME 04105 Ph: 878-1751
2. Special Construction Monitoring Coordinator	Associated Design Partners	80 Leighton Rd Falmouth ME 04105 Ph: 878-1751
3. Field Monitor	S.W. Cole	286 Portland Road Gray, ME 04039-9586 P: (207) 657.2866
4. Testing Agency	S.W. Cole	286 Portland Road Gray, ME 04039-9586 P: (207) 657.2866
5. Engineer of Record (Pre-Fab Metal Building)	Package Industries, Inc	15 Harback Rd Sutton, MA 01590 PH. (508) 865-5871

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

QUALITY ASSURANCE FOR LATERAL SYSTEMS

Quality Assurance for Seismic Requirements

Seismic Design Category *B*

Quality Assurance Plan Required (Y/N) *N*

If seismic design category C, and plan is not required, explain (see exceptions to 1705.1)

Description of seismic force resisting system and designated seismic systems:

Ordinary Steel Moment Resisting Frames

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *94MPH*

Quality Assurance Plan Required (Y/N) *N*

Description of wind force resisting system and designated wind resisting components:

Ordinary Steel Moment Resisting Frames.

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility in accordance with section 1705.3, and 1706.3 of the 2003 IBC code.

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

Key for Minimum Qualifications of Inspection Agents:

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

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

American Concrete Institute (ACI) Certification

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

American Welding Society (AWS) Certification

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

American Society of Non-Destructive Testing (ASNT) Certification

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

International Code Council (ICC) Certification

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

National Institute for Certification in Engineering Technologies (NICET)

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

Exterior Design Institute (EDI) Certification

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

TABLE 1 – SCHEDULE OF SPECIAL CONSTRUCTION MONITORING

MATERIAL / ACTIVITY		EXTENT of MONITORING (Continuous, Periodic, Other, Exempt, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.3 STEEL CONSTRUCTION						
1. Material Verification of high strength bolts, nuts, and washers.	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Periodic	Provide inspection reports for field installed bolts to Agent 5 also.	3		
	b. Manufacturers Certificate of Compliance required.	Other	Fabricator to provide Certificate to Agent 1.	5		
2. Inspection of High – Strength Bolting	a. Bearing type connections	Periodic	Provide inspection reports to Agent 5 also.	3		
	b. Slip – critical connections	None	No S-C connections in building			
3. Material Verification of structural steel	a. Identification marking to conform to ASTM standards specified in the contract documents.	Exempt	Fabricator is AISC certified.			
	b. Manufacturers certified mill test Reports.	Other	Fabricator to provide Certificate to Agent 1.	5		
4. Material Verification of weld filler materials:	a. Identification marking to conform to AWS standards specified in the contract documents.	Exempt	Fabricator is AISC certified.			
	b. Manufacturers Certificate of Compliance required.	Exempt	No field welding. Shop welding performed by AISC certified fabricator			
5. Inspection of Welding – Structural Steel	a. Single Pass fillet welds < 5/16"	Exempt	No field welding. Shop welding performed by AISC certified fabricator			
	b. Roof deck attachment	Periodic	Provide inspection reports to Agent 5 also.	3		
6. Inspection of Steel Frame Joint details for compliance with approved documents.	a. Bracing / moment frame connections	Periodic	Provide inspection reports to Agent 5 also.	3		
	b. Member locations	Periodic	Provide inspection reports to Agent 5 also.	3		
	c. Application of joint details at each connection.	Periodic	Provide inspection reports to Agent 5 also.	3		

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.4 CONCRETE CONSTRUCTION					
1. Inspection of reinforcing steel, including placement.	Periodic		3		
2. Inspection of reinforcing steel welding	None	No welding of rebar specified in contract drawings			
3. Inspect bolts embedded into concrete prior to and during placement of concrete where allowable loads have been increased.	None	Allowable loads have not been increased for lateral loads.			
4. Verify concrete mix design(s)	Periodic	SER to review and approve mix design(s) prior to delivery. Field agent to verify delivery ticket matches approved mix design.	1,3		
5. Sample fresh concrete for strength tests, perform slump and air content tests, and determine temperature of concrete.	Continuous		3,4		
6. Inspection of concrete placement for proper techniques.	Continuous		3		
7. Inspection for maintenance of specified curing temperature and techniques.	Periodic		3		
1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2					
1. As Masonry Construction begins, the following shall be verified to ensure conformance	a. Proportions of site-prepared mortar	Periodic		3	
	b. Construction of mortar joints	Periodic		3	
	c. Location of reinforcement	Periodic		3	
	d. Pre-stressing technique	None	No pre-stressing in building		
	e. Grade and size of pre-stressing tendons.	None	No pre-stressing in building		
2. The Inspection program shall verify the following:	a. Size and location of structural elements.	Periodic		3	
	b. Type, size, and location of embedded anchors.	Periodic		3	
	c. Size, grade, and type of reinforcing	Periodic		3	

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2						
2. The Inspection program shall verify the following, cont:	d. welding of reinforcing bars	None				
	e. Protection of Masonry during cold weather (temp. below 40 deg F.)	Periodic		3		
	f. Application and measurement of pre-stressing reinforcement	None	No pre-stressing in building			
3. Prior to grouting, the following shall be verified to ensure compliance.	a. Grout space is clean	Periodic		3		
	b. Placement of reinforcement	Periodic		3		
	c. Proportions of site-prepared grout	None				
	d. Construction of mortar joints	Periodic		3		
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.		Periodic		3		
5. Preparation of any grout specimens, mortar specimens and/or prisms shall be observed		None				
6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.		None				
1704.6 WOOD CONSTRUCTION						
1. Horizontal Diaphragms and Vertical Shearwalls	a. Inspect sheathing size, grade, and thickness for conformance with construction documents.	Periodic		3		
	b. Inspect sheathing fastener size and pattern for conformance with construction documents.	Periodic		3		
	c. Verify attachment to supporting elements is per contract documents.	None				
2. Wood truss fabricator certification / quality control procedures	Verify shop fabrication and quality control procedures for wood truss plant.	None				
3. Material Grading	Verify material grading for sawn lumber for compliance with construction documents. Verify manufactured lumber (LVL'S, PSL's) for conformance with construction documents.	Periodic		3		

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.6 WOOD CONSTRUCTION					
4. Wood Connections	Verify that connections are made as shown in the contract documents. For connections not specifically detailed, verify conformance with IBC 2003 Ch. 23	Periodic	3		
5. Framing	Verify that framing is installed in accordance with construction documents.	Periodic	3		
6. Pre-Fabricated Wood Trusses	Inspect truss and all bracing installation. Bracing to be installed per fabricator's recommendations and BCSI 1-03	None			
1704.7 SOILS					
1. Site Preparation	Inspect preparation of site for conformance with Geotechnical recommendations prior to placement of prepared fill.	Periodic	3		
2. Fill Placement	During Fill Placement verify that material and lift thickness comply with approved Geotechnical report.	Periodic	3		
3. In-Place Soil Density	Verify compliance of in-place compacted dry density with approved Geotechnical report.	Periodic	3		
1704.7 PILE FOUNDATIONS					
	Record installation and testing of procedures of each pile. Submit reports to building official and EOR. Reports to include pile tip cutoff elevation relative to a common benchmark.	None	No Piles on Job		
1704.10 ARCHITECTURAL WALL PANELS AND VENEERS					
	Verify compliance of attachment of interior and exterior Architectural veneers to supporting structure for building in Seismic Design Category E or F.	None	Building is Seismic Design Category B		

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.11 SPRAYED FIRE-RESISTANT MATERIAL	a. Verify conformance of the prepared surface with manufacturer's specifications prior to application of material.	None	No Sprayed Fire-Resistant material in building.			
	b. Verify that substrate's ambient temperature meet manufacturer's specifications.	None				
	c. Verify that material thickness meets design specifications.	None				
	d. Verify that the material density meets the design specifications. Test in accordance with ASTM E 605.	None				
	e. Verify that bond strength between material and substrate is greater than or equal to 150 psf. Test in accordance with ASTM E 736 and IBC 2003 1704.11.5.1 – 1704.11.5.2	None				
1704.12 EXTERIOR AND INSULATION AND FINISH SYSTEMS (EIFS)	Verify conformance of EIFS installation with manufacturers and design specifications.	None	No EIFS on building.			
1704.13 SPECIAL CASES COLD FORMED METAL FRAMING						
1. Framing	Verify member size, thickness, material, and spacing is in accordance with design specifications and drawings.	None				
2. Framing Connections	Verify that member connections are in accordance with design specifications and drawings.	None				
3. Welding	Verify welding of cold formed members is in accordance with design specifications and AWS standards.	None				
4. Light Gage Trusses	a. Verify that light gage trusses are	None				

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
	design in accordance with the loads specified on the contract documents.					
	b. Verify that light gage trusses and truss bracing is installed per manufacturers specifications, contract documents, and BCSI 1-03 guidelines.	None				
1704.10 SMOKE CONTROL						
	a. Test ductwork for leakage and re-code device locations prior to concealment of mechanical systems.	None				
	b. Prior to building occupation, perform pressure difference testing, flow measurements and detection, and control monitoring.	None				

**GEOTECHNICAL ENGINEERING SERVICES
BEARING CAPACITY ASSESSMENT
PROPOSED HALE TRAILER BUILDING ADDITION
20 PINE TREE INDUSTRIAL PARKWAY
PORTLAND, MAINE**

10-1077 February 1, 2011

Prepared for:

Biskup Construction, Inc.
Attention: Jim Biskup
16 Danielle Drive
Windham, ME 04062

Prepared by:



286 Portland Road
Gray, ME 04039

TABLE OF CONTENTS

1.0 INTRODUCTION..... 1
 1.1 Scope of Work 1
 1.2 Proposed Construction 1
2.0 EXPLORATION AND TESTING..... 2
 2.1 Exploration..... 2
 2.2 Testing 2
3.0 SITE AND SUBSURFACE CONDITIONS 2
 3.1 Surficial Conditions 2
 3.2 Soil and Bedrock Conditions..... 2
 3.3 Groundwater Conditions 3
4.0 EVALUATION AND RECOMMENDATIONS 3
 4.1 Subgrade Preparation..... 3
 4.2 Foundation Design 4
 4.3 Foundation Drainage 4
 4.4 Slab-on-Grade Floors 5
 4.5 Backfill and Compaction 5
 4.6 Construction Quality Assurance Testing..... 6
5.0 CLOSURE 6

Attachment A	Limitations
Sheet 1	Exploration Location Plan
Sheets 2 - 4	Test Boring Logs
Sheet 5	Key to the Notes and Symbols



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

10-1077

February 1, 2011

Biskup Construction, Inc.
Attention: Jim Biskup
16 Danielle Drive
Windham, ME 04062

Subject: Geotechnical Engineering Services
Bearing Capacity Assessment
Proposed Hale Trailer Building Addition
20 Pine Tree Industrial Parkway
Portland, Maine

Dear Jim:

In accordance with our Agreement, dated January 31, 2011, we have made a subsurface investigation at the subject site. This report presents our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Attachment A.

1.0 INTRODUCTION

1.1 Scope of Work

The purpose of our work was to obtain subsurface information at the site of the proposed building addition in order to assess allowable soil bearing capacity for foundation support of the proposed building addition. Our scope of work included three test boring explorations, a geotechnical analysis of the subsurface findings, and preparation of this report.

1.2 Proposed Construction

Based on the information provided, we understand the expansion plans call for construction of an approximate 4,600 square foot addition to the southern side of the existing Hale Trailer building. We understand the addition will be a pre-engineered metal building with on-grade floors and spread footing foundation similar to the existing building. We understand the finished floor elevation of the proposed addition will match the existing

building at 58.5 feet. We understand finished site grades will be within 1 foot of existing grades. Proposed and existing site features are shown on the "Exploration Location Plan" attached as Sheet 1.

2.0 EXPLORATION AND TESTING

2.1 Exploration

Three test borings (B-101 through B-103) were made at the site on January 24, 2011. The test borings were made by Great Works Test Boring of Rollinsford, New Hampshire working under subcontract to S.W. COLE ENGINEERING, INC. The exploration locations were selected by S.W. COLE ENGINEERING, INC. and established in the field based on proposed and existing site features. The approximate exploration locations are shown on the "Exploration Location Plan" attached as Sheet 1. Logs of the test borings are attached as Sheets 2 through 4. A key to the notes and symbols used on the logs is attached as Sheet 5.

2.2 Testing

The test borings were drilled using a combination of hollow-stem auger and solid-stem auger drilling techniques. Standard Penetration Tests (SPT) with split spoon samples were performed in the test borings at 2 to 5-foot intervals. Field Vane Shear Tests (VST) were performed in the test borings where softer cohesive soils were encountered. SPT and VST results are noted on the logs. Moisture content tests were completed on selected samples obtained from the test borings. Moisture content test results are noted on the logs.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Surficial Conditions

The site is located at 20 Pine Tree Industrial Parkway off Rand Road in Portland, Maine. The site is relatively flat and level. Existing grades within the proposed building addition are generally at about elevation 58 feet. The surface of the proposed building addition is covered by asphalt pavement.

3.2 Soil and Bedrock Conditions

Below a surficial layer of asphalt pavement, the test borings generally encountered a soil profile consisting of about 1-foot of silty gravelly sand (pavement gravel fill)

overlying silty sand layered with silty clay (fill and native deposits) overlying a native deposit of glaciomarine clay to depths ranging from 40 to 47 feet below the ground surface. The glaciomarine clay is typical of coastal Maine consisting of a relatively thin upper layer of very stiff, olive-brown silty clay overlying a thicker layer of medium, gray silty clay. The olive-brown silty clay was encountered at depths of 3 to 5 feet and ranged from about 6 to 9 feet in thickness. The gray silty clay was encountered at depths of 10 to 14 feet below the ground surface. A rod probe was advanced through the gray silty clay and encountered resistance to hydraulic advance (probable outwash sands) at depths ranging from 40 to 47 feet below the ground surface. Bedrock was not encountered within the depth explored at the explorations.

3.3 Groundwater Conditions

Free groundwater was observed in the test borings at depths ranging from 5 to 10 feet below the ground surface. The shallower groundwater observed at a depth of 5 feet was likely perched within the granular soils overlying the relatively impervious glaciomarine clays. Groundwater should be anticipated to fluctuate seasonally and in response to precipitation, snowmelt and site use.

Refer to the attached logs for more detailed descriptions of the subsurface findings.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 Subgrade Preparation

Based on the subsurface findings and our understanding of the proposed construction, we anticipate that footing subgrades will consist of very stiff, olive-brown silty clay or gray silty sand layered with gray silty clay. As such, we recommend that footings be underlain with at least 12-inches of $\frac{3}{4}$ -inch crushed stone wrapped in a woven geotextile fabric such as Mirafi 500X. The crushed stone will help to provide a stable mat for foundation construction, as well as a drainage media from which to sump and pump to dewater foundation excavations. The subgrade soils are sensitive to strength loss when disturbed; therefore, we recommend that excavation be completed with a smooth-edged bucket to reduce disturbance of the subgrade soils. Subgrade soils that become soft or yielding should be overexcavated and backfilled with compacted Crushed Stone over geotextile fabric.

Groundwater seepage may be encountered during excavation work, particularly during periods of precipitation. Sumping and pumping dewatering techniques should be adequate to control groundwater within foundation excavations. Excavations must be properly sloped or shored according to OSHA Trenching Regulations.

4.2 Foundation Design

Based on the subsurface findings and our understanding of the proposed construction, the proposed building may be supported on spread footing foundations. The design freezing index for the Portland, Maine area is about 1,250-Fahrenheit degree-days, which corresponds to a frost penetration depth on the order of 4.5 feet; footings exposed to freezing temperatures must have at least 4.5 feet of soil cover for frost protection.

For spread footings bearing on properly prepared subgrades, we recommend the following geotechnical parameters for design consideration:

- Design Frost Depth = 4.5 feet
- Net Allowable Soil Bearing Pressure = 2.0 ksf
- Base Friction Factor = 0.4
- Passive Lateral Earth Pressure Coeff. = 3.0 (Structural Fill)
- Unit Weight of Backfill = 125 pcf (Structural Fill)
- Internal Friction Angle = 30 degrees (Structural Fill)

Based on the subsurface findings, we interpret the site soils to correspond to a Seismic Soil Site Class D according to IBC 2009. We recommend that wall footings be at least 12 inches wide and column footings at least 24 inches in their least lateral dimension.

4.3 Foundation Drainage

We recommend that perimeter underdrains be provided adjacent to the exterior side of perimeter footings and exterior grades be sloped to reduce surface water infiltration near foundation walls. Underdrain pipe may consist of 4-inch diameter slotted foundation drain pipe with filter sock enveloped in at least 6 inches of underdrain sand and backfilled with Structural Fill. The underdrains must have a positive gravity outlet or sumped and pumped to a gravity outlet.

4.4 Slab-on-Grade Floors

Slab-on-grade floors in heated areas may be designed using a subgrade reaction modulus of 200 pci (pounds per cubic inch) provided the slab is underlain by at least 12 inches of compacted Structural Fill placed on properly prepared subgrades. The structural engineer or concrete consultant should design steel reinforcing and joint spacing appropriate to slab thickness and function.

We recommend consideration of a vapor retarder beneath floor slabs where the concrete slab will be covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder should have a permeance that is less than the floor cover or concrete treatment that is applied to the slab. The vapor retarder material shall be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select vapor retarder products compatible with flooring or concrete treatment materials to be used.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed flooring or concrete treatment materials to be used.

4.5 Backfill and Compaction

The native soils are unsuitable for reuse in building construction; as such, soil material for construction will need to be imported to the site. We recommend the following materials for use in the proposed construction.

Structural Fill: Clean, free-draining sand and gravel used as foundation backfill and fill within building and paved areas should meet the following gradation requirements:

STRUCTURAL FILL	
Sieve Size	Percent Finer by Weight
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
#40	0 to 30
#200	0 to 5

Underdrain Sand: Clean, free-draining underdrain sand used for underdrains should meet the requirements for MaineDOT Standard Specification 703.22 Type B "Underdrain Aggregate".

Crushed Stone: Clean, washed, crushed stone used below footings should meet the requirements of MaineDOT Standard Specification 703.22 Type C "Underdrain Stone". A nominal size ¾-inch crushed stone, such as ASTM C-33 No. 67 Coarse Aggregate for Concrete, normally meets this specification.

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. Loose lift thicknesses should not exceed 12 inches. We recommend that fill and backfill in building areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted to 100 percent of its dry rodded unit weight as determined by ASTM C-29.

4.6 Construction Quality Assurance Testing

S. W. COLE ENGINEERING, INC. should be retained to observe subgrades and to provide soils and concrete testing services during the earthwork, excavation and foundation phases of construction. This is to observe compliance with the design recommendations, plans and specifications to allow design changes in the event that subsurface conditions are found to differ from those anticipated prior to construction.

5.0 CLOSURE

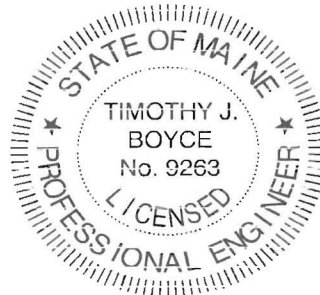
It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of this project.

Sincerely,

S. W. COLE ENGINEERING, INC.



Timothy J. Boyce, P. E.
Senior Geotechnical Engineer



TJB:rec

Attachment A Limitations

This report has been prepared for the exclusive use of Biskup Construction, Inc. for specific application to the proposed Hale Trailer Building Addition located at 20 Pine Tree Industrial Parkway in Portland, Maine. S. W. COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

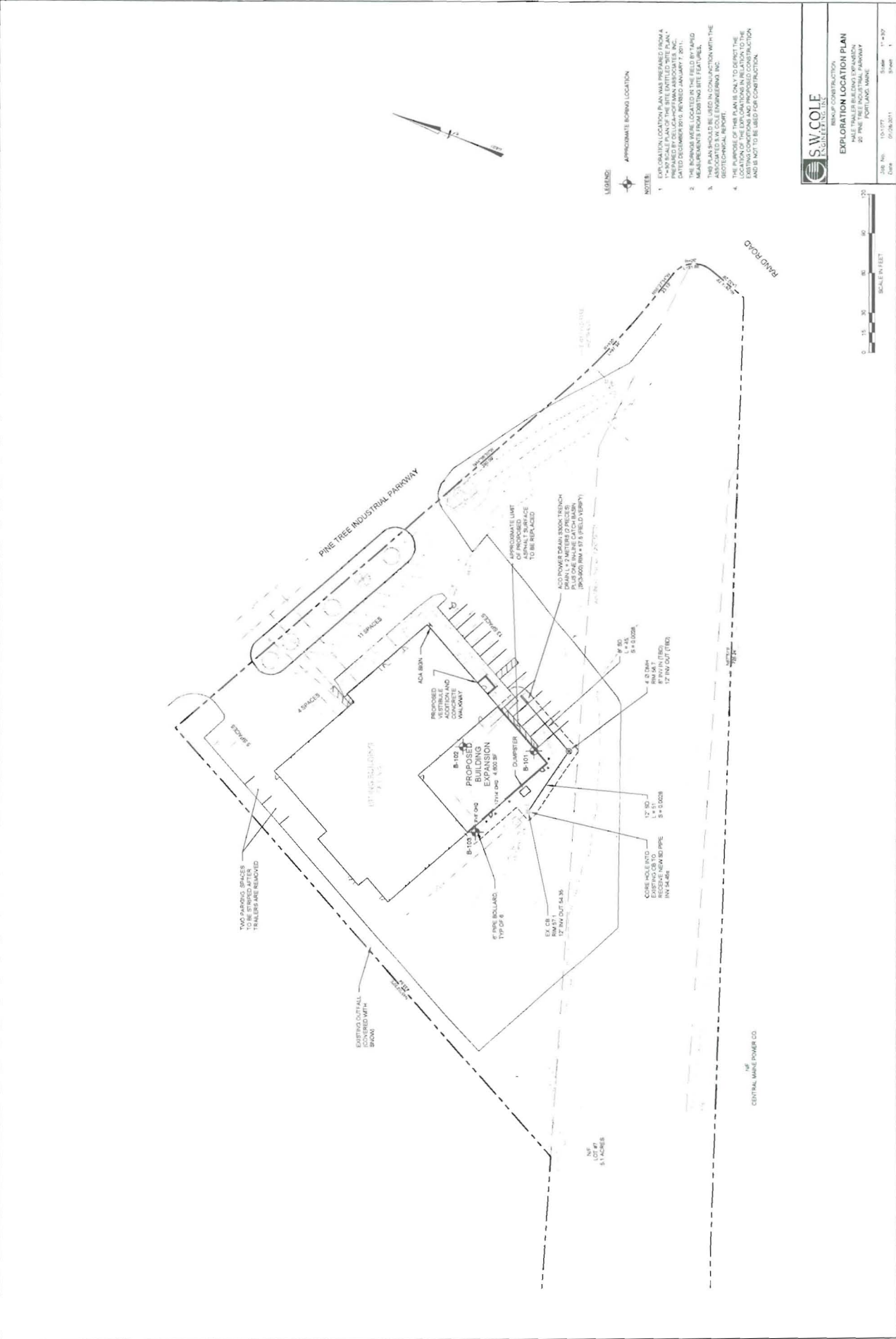
The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

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

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

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

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



LEGEND



APPROXIMATE BORING LOCATION

NOTE

1. EXPLORATION PLAN WAS PREPARED FROM A FIELD SURVEY CONDUCTED BY S.W. COLE ENGINEERING, INC. DATED DECEMBER 2015. REVISED JANUARY 7, 2017.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S.W. COLE ENGINEERING, INC. REPORT.
4. THE BOUNDARY OF THE EXPANSION IS SUBJECT TO THE LOCATION OF THE EXPANSION IN RELATION TO THE EXISTING BUILDING AND IS NOT TO BE USED FOR CONSTRUCTION.



RENOVATION CONSTRUCTION
EXPLORATION LOCATION PLAN
 MALE TAILOR BUILT DRY EXPANSION
 25 PINE TREE INDUSTRIAL PARKWAY
 PORTLAND, MAINE



JOB No. 15-1777
 Date: 01/06/2017
 Scale: 1"=40'
 Sheet: 1

CENTRAL MAINE POWER CO.



BORING LOG

BORING NO.. **B-101**
 SHEET 1 OF 1
 PROJECT NO.. 10-1077
 DATE START 1/24/2011
 DATE FINISH 1/24/2011
 ELEVATION: 58'
 SWC REP.. TJB
 WATER LEVEL INFORMATION
 SOILS SATURATED @ 13.0'

PROJECT / CLIENT: HALE TRAILER BUILDING ADDITION / BISKUP CONSTRUCTION
 LOCATION: 20 PINE TREE INDUSTRIAL PARKWAY, PORTLAND, MAINE
 DRILLING CO.: GREAT WORKS TEST BORING DRILLER: WILL AIKEN

CASING: TYPE HSA SIZE I.D. 2 1/4" HAMMER WT. HAMMER FALL
 SAMPLER: SS 1 3/8" 140 lbs 30"
 CORE BARREL:

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
HSA									0.3'	ASPHALT PAVEMENT
									1.3'	BROWN SILTY GRAVELLY SAND (FILL)
	1D	24"	7"	4.0'	6	6	15	12	4.0'	BLACK-GRAY SILTY SAND WITH CLAY (FILL) ~ MEDIUM DENSE ~
	2D	24"	11"	7.0'	3	3	4	5		OLIVE-BROWN SILTY CLAY w = 31.0% ~ VERY STIFF ~
	3D	24"	24"	12.0'	2	2	3	2	13.0'	w = 38.8%
↓	OPEN	4D	24"	24"	17.0'	1	1	1	1	GRAY SILTY CLAY WITH BLACK STAINING w = 39.6% ~ MEDIUM ~ S _v = 0.57 / 0.08 KSF S _v = 0.62 / 0.10 KSF
		1V	3.5"x7" VANE	18.5'						
		1V	3.5"x7" VANE	19.2'						
										HYDRAULIC PUSH OF ROD PROBE 19.2' TO 47.0' NO SAMPLING
									47.0'	(PROBABLE OUTWASH SAND) BOTTOM OF EXPLORATION @ 47.0'

SAMPLES:
 D = SPLIT SPOON
 C = 2" SHELBY TUBE
 S = 3" SHELBY TUBE
 U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
 DRILLER - VISUALLY
 SOIL TECH. - VISUALLY
 LABORATORY TEST

REMARKS:
 STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.



BORING LOG

BORING NO.. **B-102**
 SHEET 1 OF 1
 PROJECT NO.. 10-1077
 DATE START: 1/24/2011
 DATE FINISH: 1/24/2011
 ELEVATION: 58'
 SWC REP.. TJB
 WATER LEVEL INFORMATION
 FREE WATER @ 10.0'

PROJECT / CLIENT: HALE TRAILER BUILDING ADDITION / BISKUP CONSTRUCTION
 LOCATION: 20 PINE TREE INDUSTRIAL PARKWAY, PORTLAND, MAINE
 DRILLING CO. GREAT WORKS TEST BORING DRILLER: WILL AIKEN

CASING: TYPE SSA SIZE I.D. 4 1/2" O.D.
 SAMPLER: TYPE SS SIZE I.D. 1 3/8" HAMMER WT. 140 lbs HAMMER FALL 30"
 CORE BARREL: _____

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
SSA									0.3'	ASPHALT PAVEMENT
									3.0'	BROWN SILTY GRAVELLY SAND (FILL) ~ MEDIUM DENSE ~
	1D	24"	7"	4.0'	6	8	12	12	5.0'	GRAY FINE SAND SOME SILT (FILL) ~ MEDIUM DENSE ~
	2D	24"	24"	7.0'	6	10	14	15		OLIVE-BROWN SILTY CLAY ~ VERY STIFF ~
	3D	24"	24"	12.0'	4	4	5	7	14.0'	
OPEN	4D	24"	24"	17.0'	1	1	1	1	19.0'	GRAY SILTY CLAY WITH BLACK STAINING S _v = 0.57 / 0.17 KSF ~ MEDIUM ~ S _v = 0.48 / 0.23 KSF
	1V	2.5"x5" VANE		18.5'						
	1V	2.5"x5" VANE		19.0'						
										HYDRAULIC PUSH OF ROD PROBE 19.0' TO 40.0' NO SAMPLING
									40.0'	(PROBABLE OUTWASH SAND) BOTTOM OF EXPLORATION @ 40.0'

SAMPLES: D = SPLIT SPOON
 C = 2" SHELBY TUBE
 S = 3" SHELBY TUBE
 U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
 DRILLER - VISUALLY
 SOIL TECH. - VISUALLY
 LABORATORY TEST

REMARKS:
 STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.



BORING LOG

BORING NO.: **B-103**
 SHEET: 1 OF 1
 PROJECT NO.: 10-1077
 DATE START: 1/24/2011
 DATE FINISH: 1/24/2011
 ELEVATION: 58'
 SWC REP.: TJB
 WATER LEVEL INFORMATION
 FREE WATER @ 5.0'

PROJECT / CLIENT: HALE TRAILER BUILDING ADDITION / BISKUP CONSTRUCTION
 LOCATION: 20 PINE TREE INDUSTRIAL PARKWAY, PORTLAND, MAINE
 DRILLING CO.: GREAT WORKS TEST BORING DRILLER: WILL AIKEN

CASING: TYPE SSA SIZE I.D. 4 1/2" O.D.
 SAMPLER: TYPE SS SIZE I.D. 1 3/8" HAMMER WT. 140 lbs HAMMER FALL 30"
 CORE BARREL: _____

CASING BLOWS PER FOOT	SAMPLE				SAMPLER BLOWS PER 6"				DEPTH	STRATA & TEST DATA
	NO.	PEN.	REC.	DEPTH @ BOT	0-6	6-12	12-18	18-24		
SSA									0.3'	ASPHALT PAVEMENT
									1.3'	BROWN SILTY GRAVELLY SAND (FILL)
	1D	24"	10"	4.0'	5	7	10	10	5.5'	LAYERED GRAY SILTY SAND AND GRAY SILTY CLAY ~ MEDIUM DENSE ~
	2D	24"	24"	7.0'	5	4	4	5	10.0'	OLIVE-BROWN SILTY CLAY ~ VERY STIFF ~
OPEN	3D	24"	24"	12.0'	2	2	3	3	13.5'	GRAY SILTY CLAY WITH BLACK STAINING ~ MEDIUM ~ S _v = 0.57 / 0.14 KSF S _v = 0.48 / 0.20 KSF
	1V	2.5"x5" VANE		13.0'						
	1V	2.5"x5" VANE		13.5'						
										HYDRAULIC PUSH OF ROD PROBE 13.5' TO 46.5' NO SAMPLING
									46.5'	(PROBABLE OUTWASH SAND) BOTTOM OF EXPLORATION @ 46.5'

SAMPLES: D = SPLIT SPOON
 C = 2" SHELBY TUBE
 S = 3" SHELBY TUBE
 U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY: DRILLER - VISUALLY
 SOIL TECH. - VISUALLY
 LABORATORY TEST

REMARKS: STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

KEY TO THE NOTES & SYMBOLS

Test Boring and Test Pit Explorations

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

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight

Description of Proportions:

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

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

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

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

Comments Submitted

Applicant: Hala Trailer Bldg Exp Date: 1/31/11

Address: 20 Pine Tree Industrial C-B-L: 254-A8

CHECK-LIST AGAINST ZONING ORDINANCE

2011-04-919

Date - Existing site with Bldg

Zone Location -

I-M (note: This WAS AN I-1 zone prior to 2/5/97 where NO impervious surface ratio WAS required)

Interior or corner lot -

NEAR The Corner of Rand Rd

Proposed Use/Work -

warehouse & storage addition 58' x 80' = 4640 sq ft

Sewage Disposal -

City

Lot Street Frontage -

Front Yard - 1' for each 1' of height - volumetric - 22' min

Rear Yard - 1' for each 1' of height up to 25' - 200' at closest

64' at closest

Side Yard - 1' for each 1' of height up to 25' - 185' at closest

Projections -

Width of Lot - N/A

Height - 75' max

22' shown

Lot Area -

None req - 222,156 given

Lot Coverage/ Impervious Surface -

75% - WAS developed prior to 2/5/97 zone change is NOT increasing existing impervious surface

Area per Family -

N/A

Off-street Parking -

offices = 4600 sq ft / 400 = 11.5 pkgs } 36.5 n
warehouse = 24,924 sq ft / 1,000 = 25 pkgs }
(24,924)

12
25 pkgs req
37 } 33 shown

Loading Bays -

4 New Shown

Site Plan -

2011-163

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 12 - Zone X

min pavement setback = 10' - NO New pavement proposed

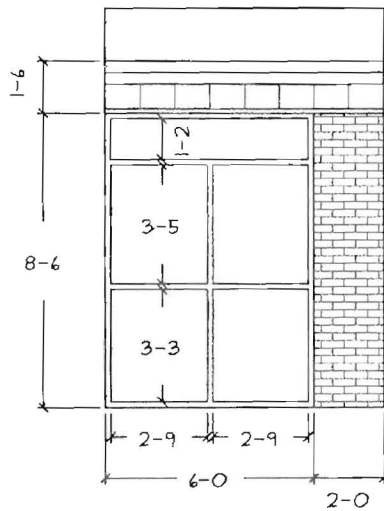
need Bldg height

Bldg plans not to scale

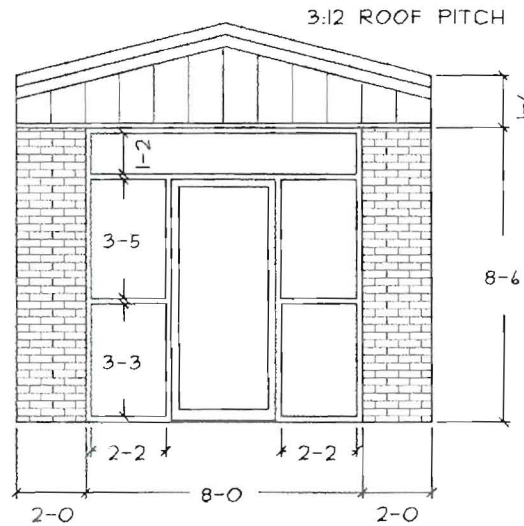
NOTE:

STOREFRONT SHALL BE MANUFACTURED BY VISTAWALL WITH BRONZE ALUMINUM TUBING.

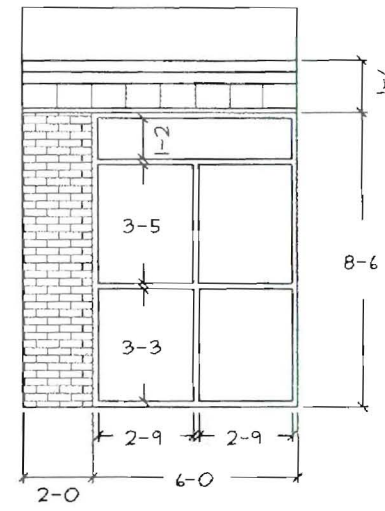
"U" VALUE OF STOREFRONT SHALL BE U-0.43
SHGC SHALL BE 0.38



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

VESTIBULE

SCALE: 3/16" = 1'-0"

RECEIVED
MAY 17 2011
Dept. of Building Inspections
City of Portland Maine



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

Planning Division
Alexander Jaegerman, Director

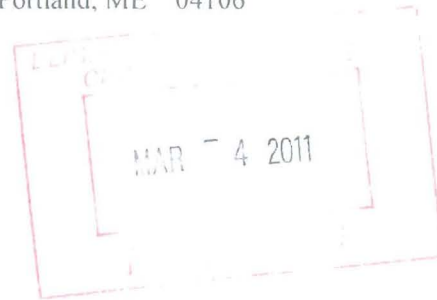
March 3, 2011

The Northwoods
Hale Trailer Brake and Wheel, Inc.
20 Pine Tree Industrial Parkway
Portland, ME 04102

Stephen R. Bushey, PE
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, ME 04106

FAO Gary Bangor

RE: 20 Pine Tree Industrial Parkway
CBL: 254 A008001
Application ID: 2011-163 *(One Solution)*



Dear Mr. Bangor and Mr Bushey:

On March 3, 2011, the Portland Planning Authority approved the minor site plan for a 4,600 sq ft addition to the existing office/warehouse building at 20 Pine Tree Industrial Parkway (Pine Tree Industrial Park Subdivision Lot #7) as submitted by Hale Trailer and shown on the approved site plan prepared by DeLuca-Hoffman Associates, Inc. and dated Dec 2010 Rev 2 2.11.2011 with the following conditions:

- i. That the applicant shall submit copies of the required permits from the MDEP prior to the issuance of the building permit; and
- ii. That the applicant shall submit a copy of the Portland Water District restrictions on this site prior to the issuance of a building permit; and
- iii. That the applicant shall submit the specifications for any new lighting on the site or on the proposed or existing buildings for review and approval prior to the issuance of a certificate of occupancy, with all new lighting to be of cut off design; and
- iv. That the existing tree and vegetation buffer around the periphery of the site shall be retained and preserved; and
- v. That the dumpster and/or any other waste storage shall be located behind the building; and
- vi. That the applicant shall keep all trailers/vehicles associated with Hale Trailer within the site and comply with the City Ordinance Chapter 28 TRAFFIC AND MOTOR VEHICLES; and
- vii. The property has been determined by the City's Zoning Administrator to be legally nonconforming in terms of the extent of the impervious surface area; it is currently permitted to be at 84% as compared to current zoning requirement of a maximum of 75%. The current zoning prohibits any increase to the approved nonconforming impervious surface ratio.

Comments
Submitted
and set of comments

e-plan

City of Portland
Development Review Application
Planning Division Transmittal form

recd by planner
1-19-2011

Application Number: 2011-163 Application Date: 1/11/2011 12:00:00 AM

Project Name: Hale Trailer Building Expansion
Address: 20 Pine Tree Industrial Parkway

Project Description: Level II Final Review w/o Preliminary

Zoning:

Other Reviews Required:

Review Type:

24 2011

254-A-03
found under 254

list 1-19-11
noticed 1-24-11

Distribution List:

<input type="checkbox"/> Planner	Barbara Baryhydt	<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: January 19, 2011

Final Comments needed by: January 26, 2011

(could not be circ. via e-plan
so paper app. sub set attached) 1-24-11



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

Director of Planning and Urban Development
Penny St. Louis

January 31, 2011

MARGE SCHMUCKAL
Zoning Administrator

This property is currently located in an I-M Zone. The I-M zone was instituted on 2/5/97. It is important to note that the property was developed under the I-1 Industrial zone standards. The I-1 standards did not require any maximum impervious surface requirements. The property has been approved previously with an 84.16% impervious surface ratio. The new 58'x80' addition will not be creating any new impervious surface area. The current impervious surface ratio is legally nonconforming. The applicant will not be able to increase the legal nonconforming impervious surface ratio in the future. The new addition is located on an area that is already paved and impervious.

Parking calculations are based upon the uses in the building. There is a 4600 square foot office area shown on the floor plans. Based upon the floor plans, the parking requirement for the building is 37 parking spaces ($4600 \text{ sq ft} / 400 = 11.5$ or 12 spaces and $24924 \text{ sq ft} / 1000 = 24.924$ or 25 spaces). The current site plan is only showing 33 parking spaces. The applicant must show 4 more parking spaces to meet the parking requirements. It is also noted that no bicycle parking spaces are shown as required.

The reduced building elevation plans are not to scale. I need the height of the building to finalize the required setbacks. I think that the applicant can meet the setback requirements. I would like to check to be sure that all the requirements are being met.

All other I-M zoning requirements are being met at this time.

February 16, 2011

The applicant submitted new plans and a narrative in response to our comments. The new plans show additional parking spaces. 37 parking spaces are required and the applicant is now showing 38. They are meeting the parking requirements. I also noted that now 2 bicycle spaces are being provided. Planning will review compliance on the bicycle spaces.

The narrative gives a building height to the peaks as 26 feet. The new addition is well more than 26 feet from any property line.

With these revisions, the project is meeting the I-M zoning requirements.

Inputted in The place in the
d. on 2/20

January 31, 2011 -

MARGE SCHMUCKAL

Zoning Administrator – RE: 20 Pine Tree Industrial - #2011-163 - 254-A-8

This property is currently located in an I-M Zone. The I-M zone was instituted on 2/5/97. It is important to note that the property was developed under the I-1 Industrial Zone standards. The I-1 standards did not require any maximum impervious surface requirements. The property has been approved previously with an 84.16% impervious surface ratio. The new 58' x 80' addition will not be creating any new impervious surface area. The current impervious surface ratio is legally nonconforming. The applicant will not be able to increase the legal nonconforming impervious surface ratio in the future. The new addition is located on an area that is already paved and impervious.

Parking calculations are based upon the uses in the building. There is a 4600 square foot office area shown on the floor plans. Based upon the floor plans, the parking requirement for the building is 37 parking spaces (46 sq ft / 400 = 11.5 or 12 spaces and 24924 sq ft / 1000 = 24.924 or 25 spaces). 2/16, now shows 28
The current site plan is only showing 33 parking spaces. The applicant must show 4 more parking spaces to meet the parking requirements. It is also noted that no bicycle parking spaces are shown as required. now showing 2

The reduced building elevation plans are not to scale. I need the height of the building to finalize the required setbacks. I think that the applicant can meet the setback requirements. However, I would like to check to be sure that all the requirements are being met.

All other I-M zoning requirements are being met at this time. 2/16, 26' to peak

showing well over 26' to
All properties



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

Director of Planning and Urban Development
Penny St. Louis Littell

January 31, 2011

MARGE SCHMUCKAL
Zoning Administrator

RE: 20 Pine Tree Industrial
254-A-8 #2011-163

This property is currently located in an I-M Zone. The I-M zone was instituted on 2/5/97. It is important to note that the property was developed under the I-1 Industrial zone standards. The I-1 standards did not require any maximum impervious surface requirements. The property has been approved previously with an 84.16% impervious surface ratio. The new 58'x80' addition will not be creating any new impervious surface area. The current impervious surface ratio is legally nonconforming. The applicant will not be able to increase the legal nonconforming impervious surface ratio in the future.

Parking calculations are based upon the uses in the building. There is a 4600 square foot office area shown on the floor plans. Based upon the floor plans, the parking requirement for the building is 37 parking spaces ($4600 \text{ sq ft} / 400 = 11.5$ or 12 spaces and $24924 \text{ sq ft} / 1000 = 24.924$ or 25 spaces). The current site plan is only showing 33 parking spaces. The applicant must show 4 more parking spaces to meet the parking requirements. It is also noted that no bicycle parking spaces are shown as required.

The reduced building elevation plans are not to scale. I need the height of the building to finalize the required setbacks. I think that the applicant can meet the setback requirements. I would like to check to be sure that all the requirements are being met.

All other I-M zoning requirements are being met at this time.

- (4) There shall be an on-site outdoor play area as may be required by the Maine Department of Human Services;
 - (5) The outdoor play area shall be fenced and screened with a landscaped buffer;
 - (6) The day care facilities shall not be located adjacent to any use that the zoning administrator determines will result in any unsafe impacts upon a day care including, but not limited to, impacts from noise, dust, emissions, storage or traffic.
- (Code 1968, § 602.11.A; Ord. No. 570-71, 11-16-71; Ord. No. 327-71, 7-7-71; Ord. No. 430-85, 3-4-85; Ord. No. 633-86, § 1, 6-2-86; Ord. No. 17-90, 6-18-90; Ord. No. 89A-94, 9-19-94)

Sec. 14-232. External effects.

Any use established in an I-1 zone after June 5, 1957, shall be so operated as to conform with the performance standards set forth herein. No use already established on that date shall be so altered or modified as to conflict with, or if already in conflict with, to further conflict with the performance standards established herein

- (1) *Enclosed structure:* Every use shall be operated within a completely enclosed structure, except for those customarily operated in open air
- (2) *Noise:* Every use, except air-raid sirens or similar warning devices, shall be operated that the volume of sound inherent in such use as measured by a sound level meter and frequency weight standards prescribed by the American Standards Association upon which the use is located does not exceed the standards set forth in Table I of the "Air Pollution Abatement Manual," copyright 1951, by the American Standards Association, Inc., Washington, D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference.
- (3) *Vibration:* Vibration inherently and recurrently produced by such use shall not be measured by instruments at lot boundaries.
- (4) *Glare, heat:* Any operation producing intense light or heat shall be so operated as to prevent such light or heat from being reflected into an enclosed building in such manner as to create a nuisance at lot lines.
- (5) *Toxic and noxious discharges:* No use shall be operated so as to cause the discharge of toxic or noxious matter in excess of one-fourth of the maximum amount permitted by the "Air Pollution Abatement Manual," copyright 1951, by the American Standards Association, Inc., Washington, D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference.
- (6) *Emission of noxious, odorous matter:* The emission of noxious, odorous matter in such quantities as to be offensive at lot boundaries is prohibited. There is hereby established as a guide in determining such quantities of offensive odors Table III (Odor Thresholds) of Chapter 5 of the "Air Pollution Abatement Manual," copyright 1951, by the American Standards Association, Inc., Washington, D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference. For the purposes of this section, the smallest value shall apply in cases where multiple values are cited.

NEW INDUSTRIAL ZONES
 I-L, I-M, I-H
 in effect 2/5/97
 WAS I-1 zone
 - NO IMPROVEMENTS SUEP
 RATIOS

- (7) *Smoke*: Smoke shall not be emitted by any use at a density in excess of that classified as Ringelmann Number 2.
- (8) *Air pollution*: No emission of dust or other form of air pollution is permitted which can cause any damage to health, to animals or vegetation, or other forms of property or which can cause any excessive soiling at any point, and in any event no emission, from any activity, is permitted which is composed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point.
- (9) *Discharge into sewerage system*: No discharge at any point into any private sewage disposal system, or stream, or into the ground of any materials in such a way or of such nature or temperature as to contaminate any water supply, or otherwise cause the emission of dangerous or objectionable elements, except in accordance with standards approved by the health authority. No accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.
- (10) *Storage of vehicles*: Storage of more than ten (10) unregistered derelict automotive vehicles on the premises for more than sixty (60) days shall not be permitted. There

shall be no outside storage of tires or portions of tires unless all property boundaries are located more than five hundred (500) feet from the nearest residential zone or are separated from the nearest residential zone by a constructed street that has been accepted by the city. Any storage of tires or portions of tires that is located five hundred (500) feet or less from the nearest residential zone or is not separated from the nearest residential zone by a constructed street that has been accepted by the city shall be within a completely enclosed structure.

(Code 1968, § 602.11.B; Ord. No. 334-76, § 6, 7-7-76; Ord. No. 193A-93, § 1, 2-17-93)

Sec. 14-233. Space and bulk.

No building or structure shall be erected, altered, enlarged, rebuilt or used in an I-1 zone which does not comply with the following requirements:

(1) *Minimum side yards:*

- a. Principal buildings or structures: Twenty-five (25) feet.
- b. Accessory buildings or structures: Twenty-five (25) feet.

(2) *Minimum front yards:*

- a. Principal buildings or structures: Twenty-five (25) feet.
- b. Accessory buildings or structures: Twenty-five (25) feet.

(3) *Minimum rear yards:*

- a. Principal buildings or structures: Twenty-five (25) feet except that a rear yard of forty (40) feet is required where the rear property line abuts a residence zone.
- b. Accessory buildings or structures: Twenty-five (25) feet, except that a rear yard of forty (40) feet is required where the rear property line abuts a residence zone.

(4) *Maximum height:*

- a. Principal buildings or structures: Four (4) stories, not to exceed forty-five (45) feet.
- b. Accessory buildings or structures: Four (4) stories, not to exceed forty-five (45) feet.

(5) *Minimum street frontage:* Sixty (60) feet.

(Code 1968, § 602.11.C; Ord. No. 578-87, § 1, 6-15-87; Ord. No. 330-90, § 1, 5-7-90; Ord. No. 112-90, 10-1-90)

Sec. 14-234. Off-street parking.

Off-street parking in an I-1 zone is required as provided in division 20 of this article.
(Code 1968, § 602.11.D)

Sec. 14-235. Off-street loading.

Off-street loading in an I-1 zone is required as provided in division 21 of this article.
(Code 1968, § 602.11.E)

Sec. 14-236. Shoreland and flood plain management regulations.

Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.

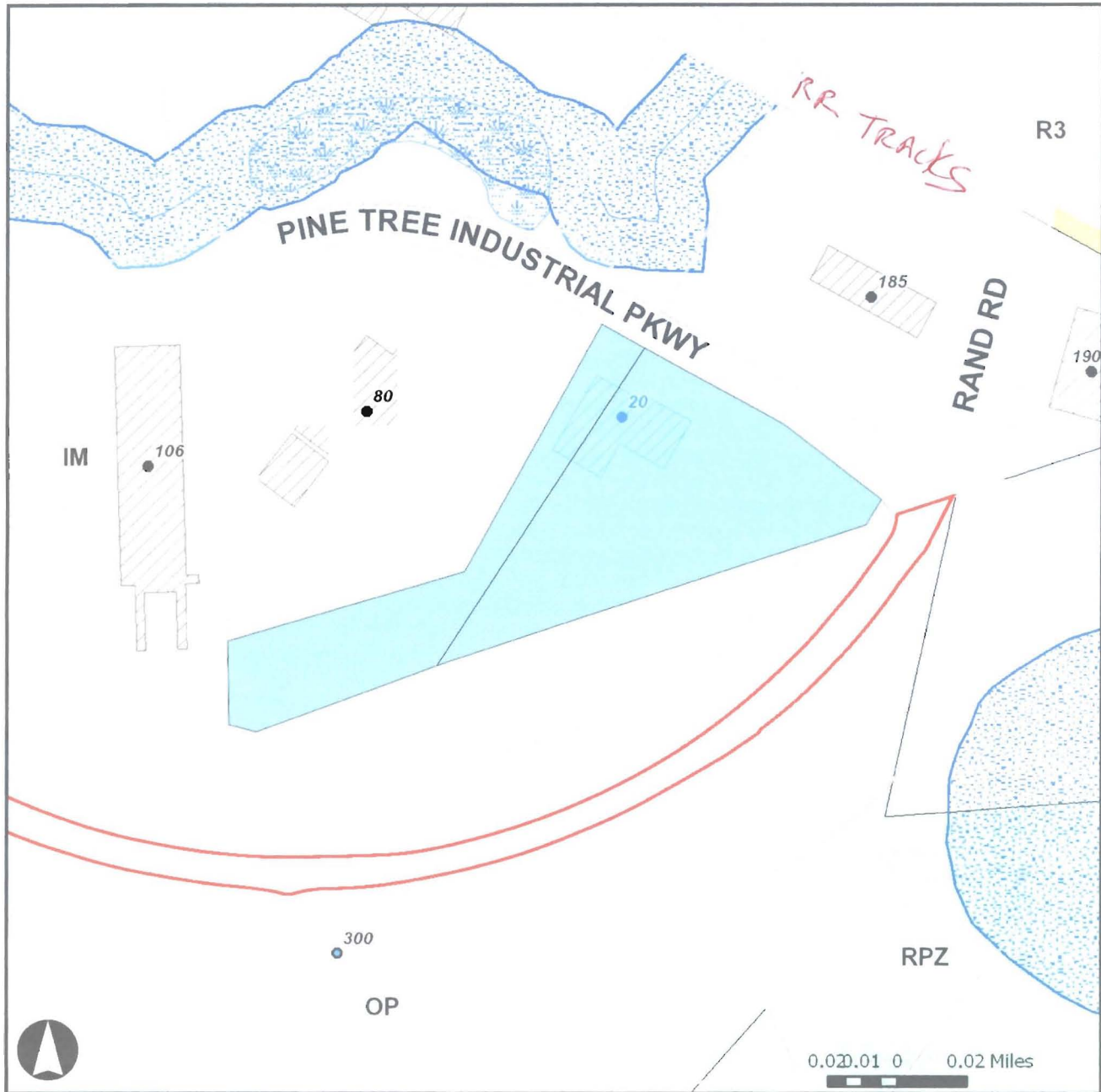
(Code 1968, § 602.11.F; Ord. No. 499-74, § 5, 8-19-74; Ord. No. 15-92, § 17, 6-15-92)

Secs. 14-237–14-245. Reserved.**DIVISION 14. I-2 AND I-2b INDUSTRIAL ZONES****Sec. 14-246. Use.**

(a) No building or structure shall be erected, altered, enlarged, rebuilt or used, and no premises shall be used, in an I-2 or I-2b zone for any use prohibited in an I-3 zone or for any of the following uses:

- (1) Storage, utilization or manufacture of materials or products which decompose by detonation, except when licensed by the city council.
- (2) Fabrication, processing or manufacture of:
 - a. Metal products, except those from castings, shapes, or parts previously manufactured elsewhere which shall not include boilers, tanks, engines, motors, turbines, generators, pumps, machine tools, railroad locomotives, textile or shoe machinery, metal plating or galvanizing;
 - b. Nonmetallic mineral products, except those from materials previously processed elsewhere which shall not include abrasives, asphalt or tar roofing or siding materials, cement, cinder or other light weight building blocks, central mixing plants for concrete, other concrete products, glass, graphite, gypsum and other forms of plaster base, lime, enamel, or white lead;
 - c. Wood products, except those from components partly processed or semi-manufactured elsewhere which shall not include excelsior or fiber, pulp, cellulose or paper, cardboard or building board, charcoal, sawdust and wood filler, creosote, products of wood distillation and wood preserving by creosote;
 - d. Food products as follows: Lard or shortening, fermenting of fruits or vegetables, processing of coffee, meal, fish, vinegar, sugar and starch, brewing, milling of grains;
 - e. Felt and all products composed of fibers, furs or hides, except those from materials previously processed elsewhere;
 - f. Vegetable and animal products, except those from materials previously processed elsewhere which shall not include fats and oils by boiling or distillation or rendering, glue, size, gelatine, grease or tallow, fertilizer, feed, rubber or rubber products, bone black;
 - g. Plastic or chemical products, except those from basic components previously manufactured or processed elsewhere which shall not include acetylene gas or storage

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Parcel	Stream_protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Interstate	C43	R4 Residential	C27
Streets	I-B	R5 Residential	C28
Street	I-TS	R6 Residential	C29
Buildings	I-R1	ROS Recreation Open Space	C30
Building	I-R2		C31
Out Building			

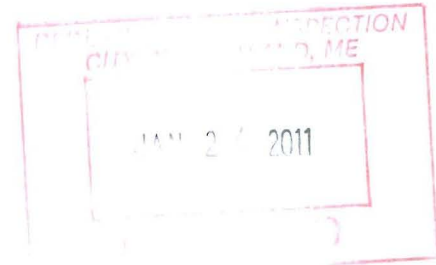


DE LUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

■ SITE PLANNING AND DESIGN
■ ROADWAY DESIGN
■ ENVIRONMENTAL ENGINEERING
■ PERMITTING
■ AIRPORT ENGINEERING
■ CONSTRUCTION ADMINISTRATION
■ LANDSCAPE ARCHITECTURE

January 7, 2011



Ms. Barbara Barhydt
Development Review Services Manager
City of Portland Planning Authority
389 Congress Street
Portland, Maine 04101

Subject: Application for Level II Site Plan Review
20 Pine Tree Industrial Parkway – Hale Trailer Building Expansion
Owner/Applicant – The Northwoods c/o Hale Trailer

Dear Barbara:

On behalf of the Northwoods, d.b.a. Hale Trailer Brake and Wheel, Inc., please find the accompanying application materials for a proposed 4,600 SF building expansion at the subject location. Our package contains the following information:

1. Site Plans (Full size and 11" x 17")
2. Required Fees (\$400 - Level II Site Plan)
3. Parcel Deed (Book 9233, Page 0322) and Subdivision Plan
4. U.S.G.S. Map (Figure 1)
5. Medium Intensity Soils Map (Figure 2)
6. Tax Map 254 and 255 and photographs
7. Site Plan Application and Checklist
8. Letter of Financial Capacity
9. MEDEP Permit Orders
10. Building Floor Plans and Elevations

DeLuca-Hoffman Associates, Inc. has prepared a submission package for a Level II Site Plan Review on behalf of the Northwoods, owner of the property at 20 Pine Tree Industrial Parkway. The proposed project will be located on the 5.1-acre parcel (Tax Map 254 Block A Lot 8) off the Pine Tree Industrial Parkway which is located off Rand Road. The project site is located in the Industrial moderate impact zone (I-m). The project includes the construction of a 4,600 SF building addition onto the existing 24,924 SF industrial building. The current building was constructed in the late 1980's and it is currently occupied by Hale Trailer. Hale Trailer is a sales and service provider of new and used trailers, semi-trailers and various trailer related products and they operate multiple locations along the eastern United States.

58' x 80' =
4640 SF

The proposed building addition will address interior warehouse and storage space needs that Hale Trailer currently handles with the placement of multiple temporary storage trailers on the site. The building expansion will be located on the southeast corner of the building. As

Ms. Barbara Barhydt
January 7, 2011
Page 2

Reduced size

evidenced by the building elevations, prepared by Biskup Construction, the expansion will match the existing building's style and exterior treatment. The foundation system will consist of a cast in place footer and building wall to match existing. Additional photos of the existing building and the proposed expansion area are contained in Attachment 3. The applicant is also preparing a new side entrance and exterior vestibule as depicted on the drawings. Utility infrastructure including domestic and fire system water service, sanitary sewer service and underground power/telephone/cable currently serves the existing building. No further improvements are proposed for the project.

Internal utility work will include electrical wiring from the existing panels and extension of the sprinkler system into the expansion area. There is an existing fire department connection at the front of the building and there is an existing fire hydrant located within 200 feet of the site along the Pine Tree Industrial Parkway. The project will be submitted to the State Fire Marshall for review. We have also submitted plan materials to the Portland Fire Department for their review. The location and resource maps contained in the application package also depict the project location.

The site will continue to be accessed off the Pine Tree Industrial Parkway via two existing access drives. There are currently 28 parking spaces around the building. The project will include the placement of an additional 5 parking spaces for a total of 33 spaces. The remaining yard area is used for the storage and display of trailers and other equipment. The existing site is paved around the general perimeter of the building. Most of the trailer storage area consists of a stable recycled asphalt surface.

The project site was previously permitted under the MEDEP Site Location of Development Act. Department Order L-16187-39-A-N. This permit is contained in Attachment 6 to this application, and outlines the Department's findings and conditions of approval for the Pine Tree Industrial Park, within which the Hale Trailer property is located. Department Order L-16187-26-B-A is also contained in Attachment 6, and covers the proposal by the Northwoods General Partnership to expand their site to a total of 186,120 SF (4.27 ac) of impervious area. The permit order covers the site's current conditions and the order basically finds that the site's storm water runoff and surface water quality conditions were compliant with the standards at the time.

The site's proposed storm water runoff regime will remain unchanged since the overall impervious area onsite will remain unchanged from the existing condition. The proposed building area is entirely within an existing paved area, so there will be a conversion from pavement to roof top. There is an existing catch basin at the rear of the building that serves to capture runoff from the majority of the built up area. The applicant previously installed an oil-water separator downstream of the catch basin and this structure serves to capture sand and other contaminants coming off the contributing paved surface area. The applicant routinely maintains and cleans the oil-water separator with any captured material delivered to a local paving plant for recycling. The accompanying site plan depicts the location of the existing catch basin and oil-water separator along with the outfall pipe from this system.

Ms. Barbara Barhydt
January 7, 2011
Page 3

The expansion footprint requires a new manhole surface trench drain be installed on the east side of the building in order to capture a small area of surface runoff. The new trench drain will tie into the existing catch basin and the flow will continue to be directed to the nearby swale. Overall the site is tributary to the swale and culvert system crossing Pine Tree Industrial Parkway. The flow enters into a storm water management basin that is part of the Industrial subdivision. The basin ultimately discharges to a stream system that feeds into a tidal marsh at the head of the Fore River. There are no significant impacts to either of the site's overall storm water quantity or water quality aspects resulting from the proposed expansion.

Erosion and sediment control measures will be modest. The project will include a small amount of excavation and new foundation construction. Erosion control measures will principally consist of temporary stabilization measures to minimize mud and tracking of dirt onto the nearby road surfaces.

The project will generate fewer than 25 new peak hour trip ends; therefore, no additional traffic permitting is necessary. Generally speaking the proposed expansion will not result in any increase in employees or services, but is mainly to replace the existing use of onsite temporary storage trailers.

In accordance with Section 14-527 (e) of the zoning ordinance, we offer the following statements pertaining to the written materials required for the application.

1. The Construction Management Plan for the work is relatively straightforward and consists of the following steps:
 - The building pad and foundation area will be prepped by removing the existing asphalt surface. Temporary barricades may be placed around the work zone throughout the project duration;
 - Foundations will be excavated for footing placement and then wall reinforcement, formwork and concrete placement;
 - Foundation backfilling and surrounding surface gravel will be placed;
 - Steel shell will be erected;
 - Roofing and exterior walls will be installed
 - Interior work including walls, utilities, wiring etc will be completed;
 - Floor slabs will be installed;
 - Interior finishes including walls, electrical, HVAC and sprinkler system will be completed;
 - Exterior site work including paving and pavement markings will be completed;
 - The applicant intends to continue their business operations throughout the duration of construction and will make accommodations for construction equipment, materials storage and overall coordination.

Ms. Barbara Barhydt
January 7, 2011
Page 4

2. As outlined previously the proposed project will result in fewer than 25 new peak hour trips, therefore a Traffic Impact study has not been performed for this project. The applicant is requesting a waiver of any further traffic related studies.
3. As evidenced by the Maine Department of Environmental Protection Permit orders previously issued for the Pine Tree Industrial Subdivision and the Hale Trailer lot development, there are no significant natural features, wildlife and fisheries habitats or archaeological sites that will be impacted as a result of the proposed project.
4. The site layout involves a 57'-6" x 80'-0" building expansion off the southeast quadrant of the existing building. The 5.1 acre development site is part of an established and permitted industrial park that includes previously constructed infrastructure for drainage and utilities. The proposed development will not result in any detrimental effects to the existing storm water management systems since the building expansion will be placed entirely within previously created impervious paved surfaces. The lot's previously approved impervious surface is approximately 4.27 acres. This will remain unchanged.
5. The applicant is requesting a waiver to provide storm water management calculations for the reasons previously outlined in this narrative.
6. The project is part of an existing, permitted Industrial subdivision and the proposed use has been operating on the property for a period greater than 15 years. For these reasons the proposed expansion appears reasonable and consistent with the City's Master Planning and intended uses for the area.
7. The site is currently served by public utilities for water and wastewater disposal. No increase to these utility demands is expected as a result of the proposed project. We have, however, prepared letters to both the Portland Water District and Portland Public Services Division to ascertain the continued availability of service to the site. Copies of their responses will be provided to the Planning Authority upon receipt.
8. The proposed project is not expected to generate any increase in solid waste production. During construction there may be a small volume of demolition debris and packaging waste for new construction materials. The contractor will use a temporary waste dumpster to collect any waste materials and these materials will be properly disposed of at an approved waste disposal or recycling facility such as the City's Riverside Recycling Facility.
9. The existing building currently has a wet sprinkler system throughout and is monitored by an alarm system. The new addition will be construction to the 2009 NFPA 101 Life Safety Code and to the 2009 International Building Code.
10. The proposed development is a simple building addition onto a previously approved industrial use within an industrial park. No further assessment of consistency with applicable design standards has been performed at this time.

Ms. Barbara Barhydt
January 7, 2011
Page 5

11. The proposed building addition requires no major work related to new HVAC or manufacturing equipment, therefore, the applicant is requesting a waiver of this application submission requirement.

We trust these statements and the supporting application plans and materials satisfy the City's requirements and look forward to Planning Authority review and approval of the project. Please contact this office with any staff questions and concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen R. Bushey, PE
Senior Engineer

SRB//JN3010/2011-01-07-Site Plan-Barhydt

Enclosures:	Attachment 1	Major Site Plans (Full size and 11" x 17")
	Attachment 2	Parcel Deed (Book 9233, Page 0322) and Subdivision Plan
	Attachment 3	U.S.G.S. Map (Figure 1)
	Attachment 3	Medium Intensity Soils Map
	Attachment 3	Tax Map 254 and 255 and Photographs
	Attachment 4	Required Fees (\$400 Level II Site Plan)
	Attachment 4	Major Site Plan Application
	Attachment 4	Major Site Plan Checklist
	Attachment 5	Letter of Financial Capacity
	Attachment 6	MEDEP Permit Orders
	Attachment 7	Building Floor Plan and Elevations

c: Jim Biskup, Biskup Construction
Gary Bangor, Hale Trailer



CITY OF PORTLAND, MAINE

Department of Building Inspections

CITY OF PORTLAND, ME
INSPECTION DIVISION
389 CONGRESS ST
ROOM 315
PORTLAND, ME 04101
(207)674-8701

Original Receipt

Merchant ID: 161000146545 Ref #: 003
Term ID: 001

Sale

XXXXXXXXXXXX8291

VISA

Entry Method: Swiped

04/26/11

14:50:20

Inv #: 000003

Appr Code: 072291

Apprvd: Online

Batch#: 000230

Total:

\$ 1,995.00

I agree to pay above total amount
according to card issuer agreement
(Merchant agreement if credit voucher)

BISKUP, JAMES

Merchant Copy
THANK YOU!

Copied 2/6 2011

Received from

James Biskup

Location of Work

20 Riverside Ind Trky

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (1L)

Plumbing (15)

Electrical (12)

Site Plan (U2)

Other

31kg Fee 1920.00

CBL:

254 A008

Logo 75.00

Check #:

Visa

Total Collected \$

1,995.00

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

