DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PORTLAND SPORTS REALTY LLC **Located At** 512 WARREN AVE

Job ID: 2012-06-4345-ALTCOMM **CBL:** 271- A-002-001

has permission to Construct a 120'X150' Foundation Only addition to exisitng sports/recreational center & restaurant **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

7/9/12

Fire Prevention Officer **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:	Date Applied:	CBL:	
2012-06-4345-ALTCOMM	**6/27/2012**	**271- A-002-001**	
Location of Construction: **512 WARREN AVE**	Owner Name: **PORTLAND SPORTS REALTY LLC**	Owner Address: **510 WARREN AVE PORTLAND, ME 04103**	Phone: **205-0705**
Business Name: **Portland Sports Center Training Facility**	Contractor Name: **JAMES GRATELLO**	Contractor Address: **550 WARREN AVENUE, PORTLAND, ME 04103**	Phone: **(207) 205-0705**
Lessee/Buyer's Name:	Phone:	Permit Type: **BLDG ADD**	Zone: **B-4**
Past Use: **Restaurant with entertainment and recreational services**	Proposed Use: **Same: restaurant with entertainment and recreational services – FOUNDATION ONLY for 120' x 150' addition to the sports center**	Cost of Work: **$59,000.00**	CEO District:
		Fire Dept: 7/5/12 ↓ Approved w/ conditions ___ Denied ___ N/A Signature: (SB)	Inspection: Use Group: R-3 Type: Foundation only DBC-2009 Signature: JMB 7/9/12
Proposed Project Description: **foundation only for the Athletic Training sports**		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrial work.
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.

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
___ Shoreland	___ Variance	✓ Not in Dist or Landmark
___ Wetlands	___ Miscellaneous	___ Does not Require Review
___ Flood Zone	___ Conditional Use	___ Requires Review
___ Subdivision	___ Interpretation	___ Approved
___ Site Plan	___ Approved	___ Approved w/Conditions
___ Maj ___ Min ___ MM	___ Denied	___ Denied
Date: OK with conditions 6/29/12	Date:	Date:

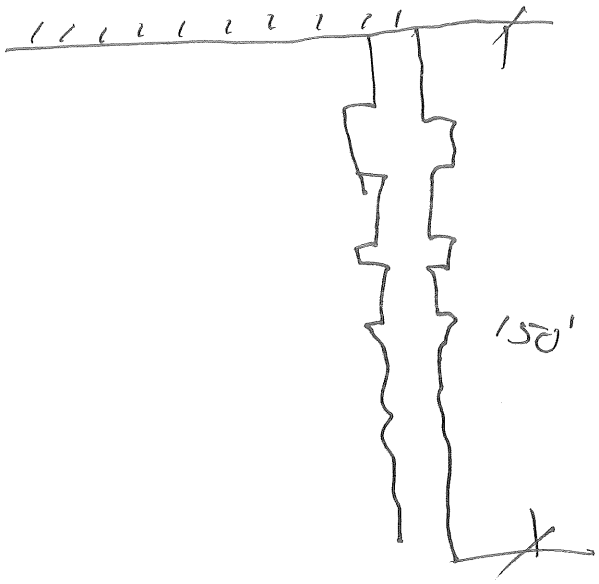
CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

7-13-12 Don Bill 252-1653 footing
Line A ok. SI to follow



BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

Footings/Setbacks prior to pouring concrete

Rebar Inspection prior to pour

In-slab Plumbing

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

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

PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4345-ALTCOMM **Located At:** 512 WARREN AVE **CBL:** 271- A-002-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This B-4 zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance.
4. Separate permits are required for the rest of the construction work PRIOR to that work being commenced.

Fire

1. This permit is for foundation only.
2. All construction shall comply with City Code Chapter 10.
3. Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
4. Private fire mains and fire hydrants shall be installed in accordance with Fire Department Regulations, NFPA 1:18 and NFPA 1:I. Plans must be submitted for approval by the Fire Prevention Bureau.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit approves work on the foundation only, separate application for permit and approval is required prior to construction of the building.
3. 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.

Entered 208 2015 06 4343

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: Portland Sports Complex - 512 Warren Avenue		
Total Square Footage of Proposed Structure/Area: 18,000 S.F.	Square Footage of Lot: 311,963 S.F.	
Tax Assessor's Chart, Block & Lot: Chart# 271 Block# A Lot# 2	Applicant *must be owner, Lessee or Buyer*: James Gratello Name: Portland Sports Realty LLC Address: 550 Warren Avenue City, State & Zip: Portland, ME 04103	Telephone: Call first (207) 205-0705
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: $59,000 (Foundation) C of O Fee: $ 0 Total Fee: $ 610.00

Current legal use (i.e. single family): Athletic training field

If vacant, what was the previous use? _____

Proposed Specific use: Athletic training field (addition)

Is property part of a subdivision? No If yes, please name _____

Project description:

Proposed athletic training facility associated with the existing Portland Sports Center.

Foundation Permit only.

Contractor's name: James Gratello

Address: 550 Warren Avenue

City, State & Zip: Portland, ME 04103 Telephone: (207) 205-0705

Who should we contact when the permit is ready: James Gratello (owner) Telephone: _____

Mailing address: _____

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: J Gratello Date: 6/25/12

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

Ove Solution in GARAGE & CAN't ACCESS
Comment Submitted 4/26/12

4/25/12

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 2012-488 **Application Date:** 4/23/2012 12:00:00 AM
CBL: 271-A-2
Project Name: Portland Sports Center Training Facility
Address: 550 Warren Avenue

Project Description: 18,000 sq. ft. indoor sports facility building addition
Zoning: B4
Other Reviews Required:
Review Type: Level III Site Plan

Distribution List:

☐ Planner	Nell Donaldson	☐ Parking	John Peverada
☐ Zoning	Marge Schmuckal	☐ Design Review	Alex Jaegerman
☐ Traffic Engineer	Tom Errico	☐ Corporation Counsel	Danielle West-Chuhta
☐ Civil Engineer	David Senus	☐ Sanitary Sewer	John Emerson
☐ Fire Department	Chris Pirone	☐ Inspections	Tammy Munson
☐ City Arborist	Jeff Tarling	☐ Historic Preservation	Deb Andrews
☐ Engineering	David Margolis-Pineo	☐ DRC Coordinator	Phil DiPierro
		☐ Outside Agency	

Comments needed by (7 days later):

Marge Schmuckal - 550 Warren Avenue - Protland Sports Center Training Facility

From: Marge Schmuckal
To: Barbara Barhydt
Date: 4/26/2012 12:51 PM
Subject: 550 Warren Avenue - Protland Sports Center Training Facility

Hi Barbara,
I can't get information into One Solution, so here are my e-mail comments:

550 Warren Avenue - 271-A-002
2012-488 B-4 Zone
4/26/2012

The proposal is to erect a one story addition to the existing 50,844 sq. ft. Portland Sports Center dome that was erected in 2003. the addition is to be 120' x 150' in an area of existing parking. The given site plan shows that the entire property is located in a B-4 business zone. However, I am curious about whether the applicant owns additional land as part of this property. In 2007, the City was approached by the current owners to rezone a parcel of land in the R-3 zone immediately abutting this property. So I am wondering what happened to that parcel? Is it no longer a part of this property. I would like just a little bit of explanation concerning that parcel.

All the setback requirements of the B-4 zone are being met along with the maximum impervious surface requirement of 80% (showing 75.48%). I understand the building to be one story. However, I do not recall seeing an elevation of the building in the submission. I would like to confirm the building height. I do not expect this to be an issue.

When the original building was built in 2003, because of its size, the Planning Board made the decision concerning the parking requirements. It is only appropriate at this time that the Planning staff follow up with required parking requirements. A lot of data was submitted showing how parking is being handled.

I have to bring up the maximum noise allowances for the B-4 zone. The applicant must assure that there will be no violations to those requirements.

Separate building permits are required for the building and any HVAC units.

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - Re: 550 Warren Avenue - Protland Sports Center Training Facility

From: Helen Donaldson
To: Barbara Barhydt; Marge Schmuckal
Date: 5/14/2012 9:48 AM
Subject: Re: 550 Warren Avenue - Protland Sports Center Training Facility

Marge,

The building height on this project is 34 feet. I think 65 is the limit in the B-4 zone, so the owner should be set, but I wanted to offer you the chance to comment.

Nell

>>> Barbara Barhydt 5/1/2012 3:31 PM >>>

>>> Marge Schmuckal Thursday, April 26, 2012 12:51 PM >>>
Hi Barbara,
I can't get information into One Solution, so here are my e-mail comments:

550 Warren Avenue - 271-A-002
2012-488 B-4 Zone
4/26/2012

The proposal is to erect a one story addition to the existing 50,844 sq. ft. Portland Sports Center dome that was erected in 2003. the addition is to be 120' x 150' in an area of existing parking. The given site plan shows that the entire property is located in a B-4 business zone. However, I am curious about whether the applicant owns additional land as part of this property. In 2007, the City was approached by the current owners to rezone a parcel of land in the R-3 zone immediately abutting this property. So I am wondering what happened to that parcel? Is it no longer a part of this property. I would like just a little bit of explanation concerning that parcel.

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I have to bring up the maximum noise allowances for the B-4 zone. The applicant must assure that there will be no violations to those requirements.

Separate building permits are required for the building and any HVAC units.

Marge Schmuckal
Zoning Administrator

Applicant: Portland Sports Center Addition Date: 4/24/12

Address: 512 Warren Ave C-B-L: 271-A-2

7,550

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-4

Interior or corner lot - Entertainment & recreational Cntr

Proposed Use/Work - 120' x 150' preengineered new bldg attached to existing Bldg 2

Sewage Disposal - City

Lot Street Frontage - 60' min

Front Yard - 20' min ~346' Scaled

Rear Yard - 20' min ~126' Scaled

Side Yard - 1-2 stories 10' min ~48' Scaled

Projections -

Width of Lot - 60' min

Height - 65' max - one story (confirm)

Lot Area - 10,000 sf min - 311,889 sf shown (7.16 Acres)

Lot Coverage/Impervious Surface - 80% max showing 75.48% 235,420 ÷ 311 (Bldg floor plans & full site plan)

Area per Family - N/A

Off-street Parking - PB to Determine (1.99% 221 spcs were req)

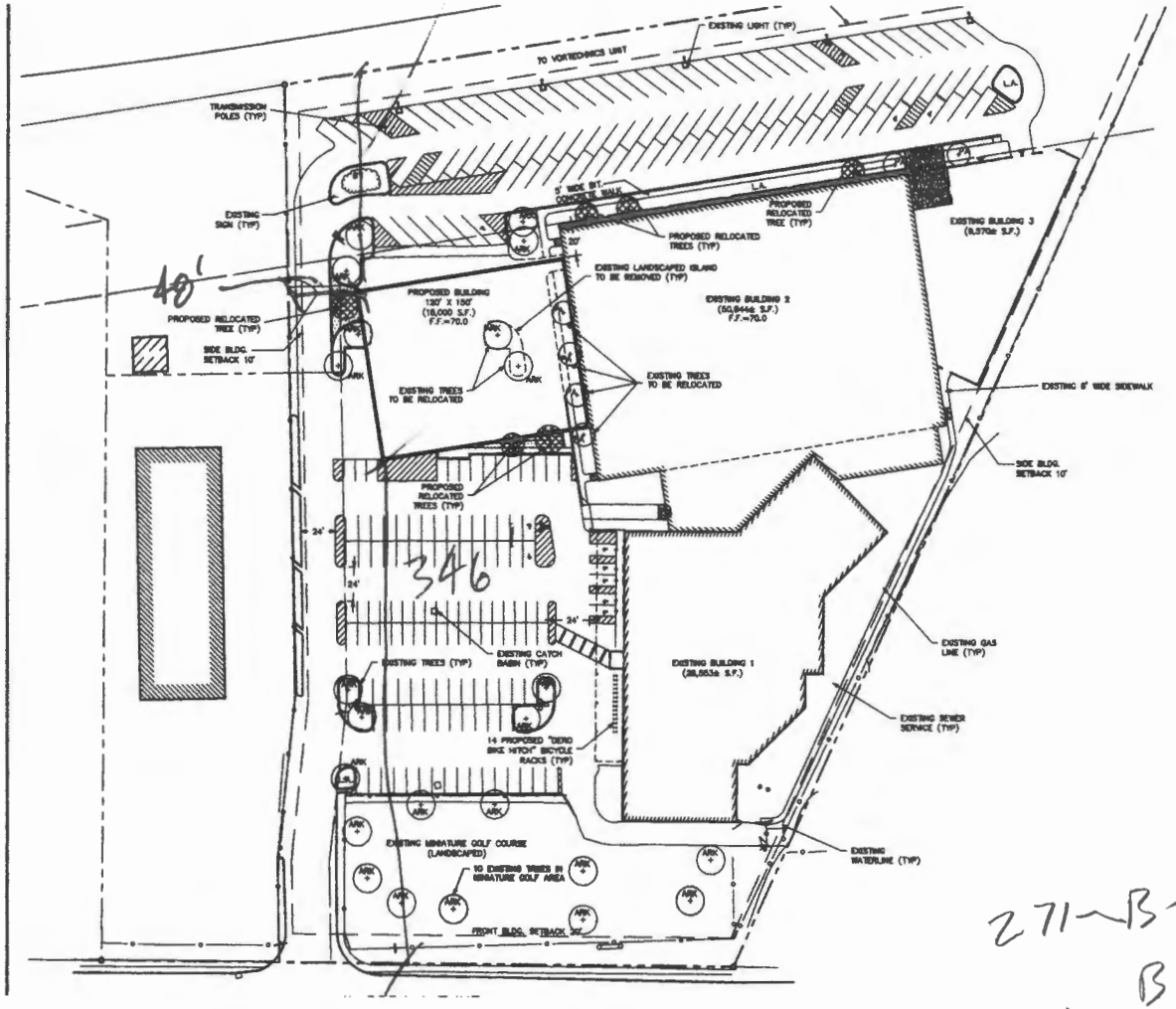
Loading Bays -

Site Plan - 2012-88 level III

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 6 - Zone A

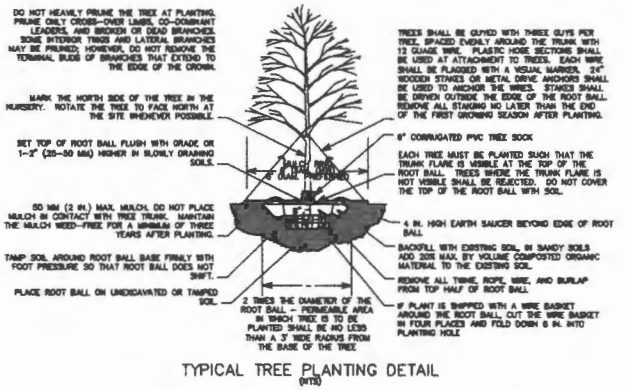
126'



10 EXISTING TREES IN THE MINIATURE GOLF COURSE AREA, MEETING THIS REQUIREMENT.

3. THE PLANTING OF ADDITIONAL TREES AND SHRUBS, IF NECESSARY, TO BE DETERMINED BY THE CITY ARBO AND PROJECT TEAM AT THE COMPLETION OF THE PROJECT.

4. ANY RELOCATED VEGETATION WHICH DOES NOT SURVIVE ONE GROWING SEASON MUST BE REPLACED WITH A SIMILAR SPECIES. REPLACEMENT TREES MUST BE LISTED ON THE CITY OF PORTLAND APPROVED NATIVE S LIST AND MUST MEET ALL STANDARDS SET FORTH IN THE CITY OF PORTLAND TECHNICAL MANUAL SECTION



TYPICAL TREE PLANTING DETAIL
(NTS)

LEGEND

EXISTING TREE	+
PROPOSED RELOCATED TREE	
EXT. DRAIN	□
LIGHT POLE	
PROPOSED 6" CONCRETE CURB	

EXISTING PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
ARK	ACER RUBRUM 'KAMPICK'	KAMPICK RED MAPLE	23	4-6" DBH
PA	PRUNUS 'ACCOLADE'	ACCOLADE CHERRY	6	4" DBH
BT	B.T. AUTROPURPUREA 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	38	18" HT.

LANDSCAPING PLAN

271-B-4
271-B-1
271-B-2

parking was determined by PB 2003

1. Description of Project

The purpose of this project is to obtain approval and permitting for a proposed 18,000 S.F. indoor sports facility addition to the existing 50,844 S.F. Portland Sports Center dome. The site is identified as Tax Assessor's Map Map 271, Block A, Lot 2, and is located at 550 Warren Avenue. The proposed addition will be a 120' x 150' pre-engineered building that will be constructed at the eastern end of the existing dome. Entrance to the addition will be through the existing dome; doors on the proposed building will be used as emergency exits only.

The proposed building will be located in the area of the existing parking lot. The building addition will result in a net loss of 50 parking spaces. The site contains a Joker's Family Fun and Games amusement center, and the existing Portland Sports Center Dome and an associated storage building. Parking calculations are included on the Site Plan. The existing parking requirement is calculated to be 194 spaces, with 272 existing spaces on site. The total proposed parking is calculated to be 212 spaces, with a total of 222 parking spaces proposed. In discussions with the city, Jim Grattelo of Portland Sports Realty, LLC has shown that the existing parking exceeds the needs of the facilities on the site. The loss of the 50 parking spaces will not adversely affect the parking situation on the site. Additionally, a parking agreement for overflow parking for special events is in place between Joker's and Everett J. Prescott, Inc. located at 530 Warren Avenue. The parking agreement is attached. Parking for special events is managed by the Portland Police Department at the expense of the owner. Additional parking information is attached.

43560 x 7.16 = 311,889

The location of the propose building will also result in the loss of approximately 750 S.F. of existing landscaped areas. This area will be replaced by 995 S.F. of proposed landscaped area around the building as shown on the plan. This results in a net increase of approximately 240 S.F. of landscaped area.

As part of this project, the existing parking lot will be restriped to match the required parking space dimensions listed in the City of Portland Technical Manual Section 1.14. Parking spaces will be 9'x18' with 36-8'x15' spaces for compact cars. Fourteen "Dero Bike Hitch" bicycle racks with twenty-eight bicycle parking places will be provided, as shown on the Site Plan, in accordance with Section 1.15 in the City of Portland Technical Manual.

Site lighting will consist of cut-off wall-pack fixtures to be placed at each door of the proposed building. The light fixtures will be the same as those on the existing building. One parking lot light will be relocated as shown on the Site Plan. No additional parking lot fixtures are proposed. Lighting cut sheets are attached.

The proposed limit of disturbance is shown on the Grading and Drainage Plan. The area of development is approximately 25,150 S.F.

235,420 ÷ 311,889 = 75.48% mp

43,560 X 7.16 acres = 311,889.6 ft² total land area

PROJECT DATA

75.48% impervious

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

Total Site Area	7.16 acres
Proposed Total Disturbed Area of the Site	25,150 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
IMPERVIOUS SURFACE AREA	
• Proposed Total Paved Area	128,453 sq. ft.
• Existing Total Impervious Area	235,663 sq. ft.
• Proposed Total Impervious Area	235,420 sq. ft.
• Proposed Impervious Net Change	-243 sq. ft.
BUILDING AREA	
• Proposed Building Footprint	18,000 sq. ft.
• Proposed Building Footprint Net change	+ 18,000 sq. ft.
• Existing Total Building Floor Area	88,967 sq. ft.
• Proposed Total Building Floor Area	+ 106,967 sq. ft.
• Proposed Building Floor Area Net Change	+ 18,000 sq. ft.
• New Building	YES (yes or no)
ZONING	
• Existing	B4 Commercial Corridor Zone
• Proposed, if applicable	N/A
LAND USE	
• Existing	Jokers Entertainment Ctr., Portland Sports Ctr.
• Proposed	Jokers Entertainment Ctr., Portland Sports Ctr.
RESIDENTIAL, IF APPLICABLE	
• Proposed Number of Affordable Housing Units	N/A
• Proposed Number of Residential Units to be Demolished	N/A
• Existing Number of Residential Units	N/A
• Proposed Number of Residential Units	N/A
• Subdivision, Proposed Number of Lots	N/A
PARKING SPACES	
• Existing Number of Parking Spaces	272
• Proposed Number of Parking Spaces	222
• Number of Handicapped Parking Spaces	10
• Proposed Total Parking Spaces	222
BICYCLE PARKING SPACES	
• Existing Number of Bicycle Parking Spaces	0
• Proposed Number of Bicycle Parking Spaces	28
• Total Bicycle Parking Spaces	28
ESTIMATED COST OF PROJECT	$ 507,000.00

ATTAR
ENGINEERING, INC
CIVIL • STRUCTURAL • MARINE

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

April 19, 2012
Project No.: C089-12

Re: Portland Sports Center Addition
512 Warren Avenue
Portland, Maine

Dear Ms. Barhydt:

On behalf of Portland Sports Realty, LLC I have attached a Level III Final Site Plan application for your review and consideration for the referenced project. The project involves a adding a new, 18,000 S.F. indoor sports facility to the existing 50,844 S.F. Portland Sports Center dome. The project site (Tax Assessor's Map 271, Block A, Lot 2) is located in the B-4: Commercial Corridor Zone and is approximately 7.16 acres in area.

Please contact me for any additional information or clarifications required.

Sincerely,

Edward Brake

Edward Brake, EIT.

cc: Portland Sports Realty, LLC

1284 State Road, Eliot, ME 03903 ♦ tel (207) 439-6023 ♦ fax (207) 439-2128

PORTLAND MAINE

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Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 2/15/07

LOCATION: 510-512 Warren Ave / Jokers

PEOPLE PRESENT: Bill Latvis - Bandaca - Marge

ZONE: B-4 - / R-3 → wants to rezone to A business zone for parking currently shuttling

NEXT STEPS: wants to enlarge main venues - has to increase bathrooms - electrical & parking & traffic -
- has wetland issues
to Add x 385 parking spaces
2,000 - seats } for concerts
700 - standing }
- Noise issues
- traffic issues
- works with Live Nations - has spoken with Massachusettes Sound
800 → 8000 Tradeshows
- "increasing program activity"
- New traffic Analysis - traffic movement
- Discussion of Dropping Concerts on Noisey venues & encouraging trade shows
- timing of Zone change - Then site plan After
- future: PRUD Housing - ≈ 20 units shown

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

- make sense from the Comprehensive Plan standpoint -

HISTORY OF USE AT THE JOKER'S PROPERTY

1997 Joker's opens a 28,000 sq foot family entertainment center

1999 Joker's sells 1.4 acres to EJ Prescott with no reduction of parking

2003 Portland Sports complex opens a 55,000 sq foot sports dome
(Adding a net gain of 58 additional parking spots)

2004 Turf's Sports Grill opens a 3500 sq ft sports bar
(Parking was included in Sports dome site plan and study)

2005 Turf's Adds on the "Gold Room" for comedy on Friday nights
(This space reduces Joker's to 23,000 sq ft)
(There is no impact on parking since it's mostly night activity)

2005 Children's Academy Day Care opens in 3000 sq feet
(This space reduces Joker's to 20,000 sq ft)
(No impact on parking- kids are dropped off and picked up)

2006 Academy of mixed martial arts opens in 3000 sq ft
(This space reduces Joker's to 17,000 sq ft)
(Joker's Sales are down so much parking never an issue)

2007 – extra parking

2010 Day Care closes due to the economy

2011 Martial arts moves to a new (bigger) location

2012 Zumba Dance studio takes over Day care space
(No impact on parking-75% of classes are during school time)

2013 Sports Dome applies for expansion

Long term we see Joker's eventually closing and replaced with continued Sports training space. This will further reduce the parking requirements on the property. We currently have 273 parking spots with a use of about 50% at any given time.

ete
EATON TRAFFIC ENGINEERING
67 Winter Street Suite1•Topsham•Maine•04086
Tel/Fax 207.725.9805 Cell 207.841.4200

Portland Sports Center – Warren Avenue, Portland, Maine
Traffic Assessment

Introduction/History

Portland Sports Realty, LLC proposes to expand an existing facility located at 550 Warren Avenue by adding a new 18,000 square foot sports center. The existing facilities on the site consist of a 28,553 square foot building housing Joker's Family Fun Center, a 50,844 square foot building housing a sports center and 9,799 square feet for Frozen Ropes Batting cages, as well as outdoor soccer fields and miniature golf. In 1996 the original Joker's Family Fun Center (and related miniature golf) was permitted with an estimated 130 peak hour trips, which was expected to occur on a Saturday or Sunday typically during school vacations (generally around mid-day). The previous land use on the site was Grossman's (Building and Hardware Supply) which was estimated to generate 140 peak hour trips on a Saturday. Accordingly there was essentially no net increase in traffic generation. Traffic generation during the normal weekday AM and PM peak periods was anticipated to be minimal.

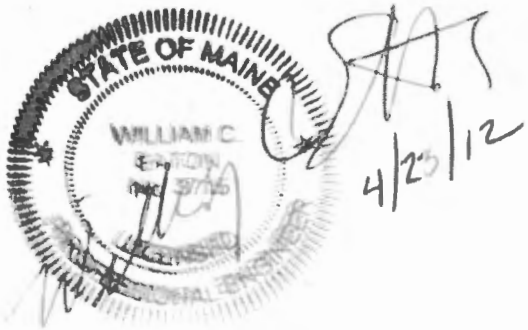
In 2003 the facility expanded to add the sports center and Frozen Ropes batting cages. Trip generation data was developed from surveys done at the York Sports Center in York, Maine (similar in size) and the Frozen Ropes facility then located in South Portland, Maine. The surveys were done on Thursday, April 17, 2003 and Sunday, April 20, 2003. A summary of the weekend mid-day and weekday early evening (6:00 – 7:00 PM) is as follows (based upon records available):

	Weekend Peak	Weekday Peak
Joker's	62 Trips	11 Trips
Sports Center	24 Trips	24 Trips
Frozen Ropes	6 Trips	6 Trips
Total	92 Trips	41 Trips

For the weekend trips, where there is some variability for trips to Joker's Family Fun Facility, the ratio of receipts for April 20, 2003 to the highest receipts of the year was calculated to be 2.11, thus the peak trips for Joker's totaled 131 trips (raising the total for peak weekend trips to 161).

Projected Trip Generation – Proposed Expansion

Based upon the trip projections for 2003, the trip rate for the sports center (existing) is 0.47 trips per 1,000 square feet. Applying this to the proposed 18,000 square foot addition to the sports center would increase peak hour trip generation on a weekend or a weeknight by 8 to 9 trips. This would increase post-1997 peak hour trip generation (current MDOT traffic impact regulations took effect July 1, 1997) from 30 trips to 38 to 39 trips, which would not require a MDOT Traffic Movement Permit. As noted earlier, traffic generation during the normal weekday AM and PM peak hours would be expected to be minimal.



William C. Eaton, PE
April 23, 2012

PARKING REQUIREMENTS/ TRAFFIC
JOKER'S & PORTLAND SPORTS CENTER

IN 1997, JOKER'S, AFTER HAVING GONE THROUGH A FULL SITE PLAN APPROVAL PROCESS, ADDED 10,000SF TO AN ALREADY EXISTING 16,000SF "GROSSMAN'S" BUILDING ON WARREN AVE.

THE EXTENSIVE SITE PLAN REVIEW INCLUDED SEVERAL TRAFFIC STUDIES, (SEE ATTACHMENT #1A&1B.), ZONING DETERMINATIONS, PARKING REQUIREMENTS, ENVIORNMENTAL SURVEYS AND STORMWATER AND EROISION CONTROL ANALYSES.

AS PART OF THIS REVIEW THESE FINAL DETERMINATIONS WERE MADE:

1. BECAUSE REGULAR ZONING REGULATIONS FOR PARKING DIDN'T FIT THE UNUSUAL NATURE OF JOKER'S OPERATIONS, THE ZONING WAS DETERMINED TO BE PART GENERAL ASSMBLY, PART RESTAURANT, AND PART RETAIL.

2. AFTER HAVING CONDUCTED SEVERAL PARKING STUDIES AT A JOKER'S LOCATION IN PORTSMOUTH, NH, TWO BONKER'S LOCATION IN MASSACHUSETTS AND AT THE SITE IN PORTLAND, IT WAS DETERMINE THAT 215 PARKING SPACES WOULD BE REQUIRED JOKER'S DECIDED TO ADD 35 MORE SPACES FOR A SAFETY FACTOR BRING THE TOTAL TO 250.

JOKERS WAS OPEN FOR ITS' FIRST FULL YEAR OF OPERATIONS IN 1998 AND GENERATED JUST OVER $1,600,000 IN VOLUME. DURING IT'S BUSIEST WEEK (FEBRUARY SCHOOL VACATION 1998) THERE WERE ALWAYS OVER 40 PARKING SPACES STILL AVIALABLE.

IN 1999, JOKER'S SOLD APPROXIMATELY 1.4 ACRES OF LAND INCLUDING A BUILDING TO EJ PRESCOTT. THIS DID NOT INCLUDE ANY OF THE JOKER'S PARKING BUT DID INCLUDE A SIDE AGREEMENT WITH EJ PRESCOTT TO ALLOW JOKER'S TO PARK ON THEIR PROPERTY ON WEEKENDS. (SEE ATTACHMENT #2.)

IN 2003, JOKER'S GAVE LAND TO PORTLAND SPORTS COMPLEX, INC TO BUILD A 55,000SF INDOOR ATHLETIC FACILITY. A FULL SITE PLAN REVIEW MADE THE FOLLOWING DETERMINATION:

1. IN 2003 AN ADDIONAL TRAFFIC AND PARKING STUDY WAS DONE (SEE ATTACHMENT #3.) AND CONFIRMED THAT PEAK PARKING SPACE REQUIRED FOR JOKER'S WAS 150 PARKING SPACES AND THEREFORE JOKER'S WAS ALLOWED TO REDUCE IT'S SPACES TO 172. THE ADDITIONAL PARKING REQUIRED FOR THE PORTLAND SPORTS COMPLEX WOULD BE 101 SPACES BRINGING THE TOTAL AVAILABLE TO 273.

CURRENT UPDATE:

THE PARKING REQUIREMENTS FOR BOTH FACILITIES HAVE DIMINISHED DRASTICALLY. JOKER'S VOLUME FROM 1998 TO 2011 HAS DROPPED OVER 50% TO $860,000. SPENDING PER CAPITA IS THE SAME, THERE ARE JUST FEWER PEOPLE COMING THROUGH THE FRONT DOOR. DURING SCHOOL VACATION 2012, AT PEAK TIME SATURDAY, THERE WERE OVER 45 PARKING SPACES STILL AVAILABLE ON THE JOKER'S SIDE. PORTLAND SPORTS CENTER, IN IT'S CAPACITY AS AN ATHLETIC FAILITY, ONLY USES HALF IT'S PARKING SPACES PROVIDING AN ADDITIONAL 50 EMPTY SPACES ON OUR BUSIEST DAY. THE ONLY TIME THE PARKING LOT IS CLOSE TO BEING FULL IS FOR ONE TRADE SHOW (MAINE PRODUCTS SHOW). THEY ARRANGE FOR OFFSITE PARKING FOR ALL VENDORS AT APPLICATORS SALES SO THAT THERE IS NEVER A PARKING ISSUE. FOR ALL OTHER TRADE SHOWS PARKING IS ADEQUATE ALTHOUGH WE DO UTILIZE THE EJ PRESCOTT PARKING FOR EMPLOYEES. AT NO TIME IS THERE EVER PARKING ON WARREN AVE AND FOR ALL MAJOR EVENTS, WE HIRE THE PORTLAND POLICE FOR TRAFFIC CONTROL.

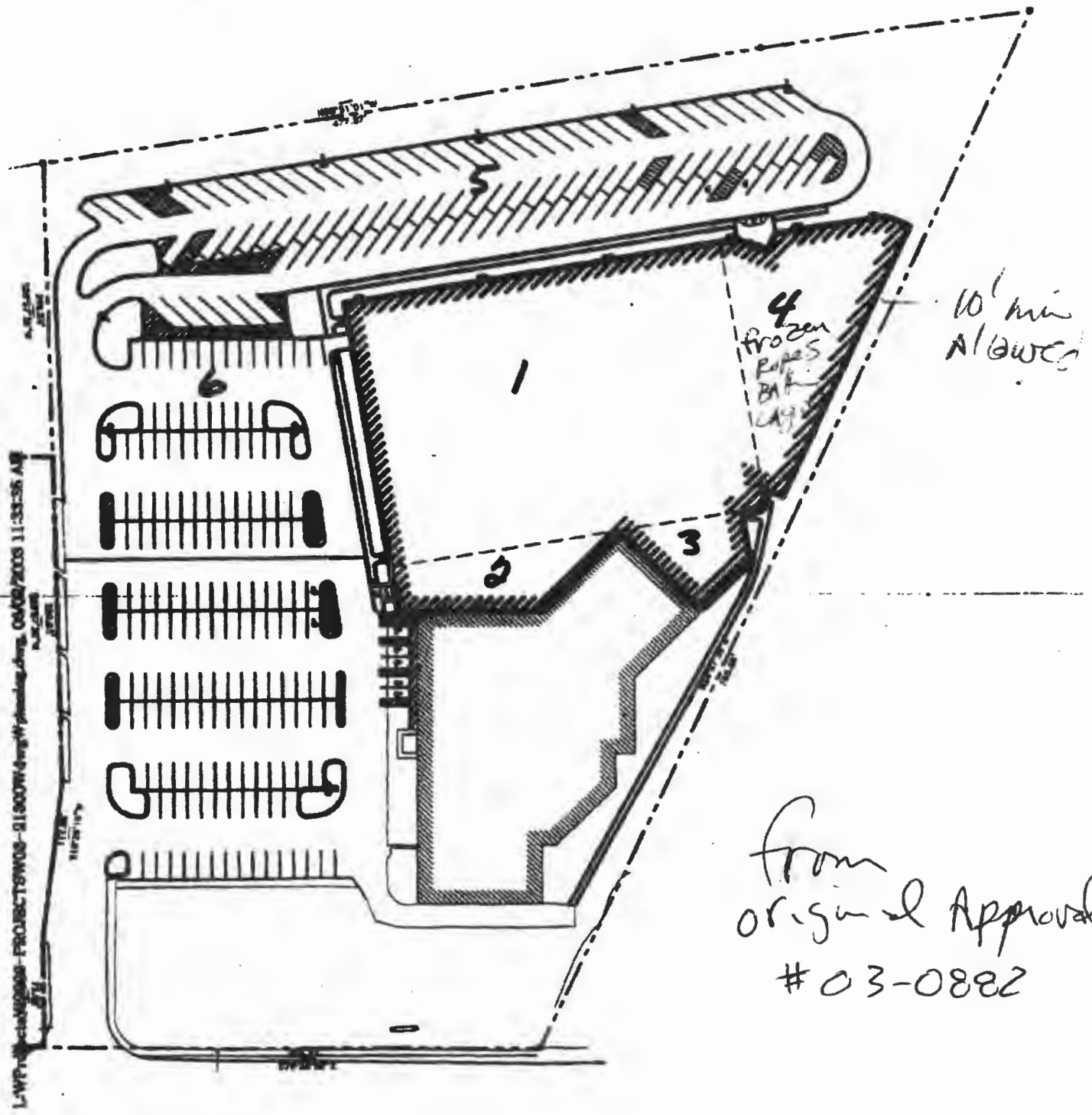
SUMMARY:

WE CURRENTLY HAVE 100 EXTRA PARKING SPACES ON OUR BUSSIEST DAY OF THE YEAR AND 150 OR MORE ON A REGULAR BASIS. EVEN WITH THE EXPANSION OF THE DOME AND THE LOSS OF 50 SPACES WE WILL STILL HAVE 50 EXTRA SPACES ON OUR BUSIEST DAY AND 100 ON A REGULAR BASIS. THE EXPANSION WILL REQUIRE ABOUT 15 SPACES BUT 80% OF THE TIME THIS WILL BE 7PM TO MIDNIGHT WHEN JOKER'S IS CLOSING

SINCE WE OWN THE WHOLE PROPERTY AND MANAGE ALL THE BUSSINESS WE CAN MAKE SURE WE NEVER HAVE COMPETING EVENTS, AT THE SAME TIME, THAT REQUIRE TOO MUCH PARKING.

PORTLAND SPORTS CENTER

CONSTRUCTION SEQUENCE



from original Approvals #03-0882

271-A-2

unit 1 = 3.491 Acres
unit 2 = 3.210 Acres
unit 3 = .604 Acres

7.305 total

Marge Schmuckal - Fwd: RE: FW: questions regarding noise and the Portland Sports Complex expansion

From: Helen Donaldson
To: Marge Schmuckal
Date: 5/9/2012 12:12 PM
Subject: Fwd: RE: FW: questions regarding noise and the Portland Sports Complex expansion
Attachments: RE: FW: questions regarding noise and the Portland Sports Complex expansion

Marge,

FYI - I just talked to the neighbor who said that these concerts occur pretty frequently, and that the most recent was within the year. I told her to refer any future noise complaints to police, who would then share that info with code enforcement/zoning....

Nell

Marge Schmuckal - RE: FW: questions regarding noise and the Portland Sports Complex expansion

From: "Ed Brake" <ed@attarengineering.com>
To: <hcd@portlandmaine.gov>
Date: 5/7/2012 2:45 PM
Subject: RE: FW: questions regarding noise and the Portland Sports Complex expansion

Nell,

I got in touch with the owner of the Portland Sports Complex and he says they have only had two concerts, and the most recent was 5 years ago. They only have one or two music events a year (a Halloween dance to benefit the Barbara Bush Children's Hospital) and a spring dance for the Cancer Society. The Dome has been insulated since they had the concerts, reducing any noise level. There are no plans for any events with music associated with the new addition.

Please let me know if you need any additional information. I look forward to working with you. Thanks for your help!

Ed Brake, E.I.T.
Attar Engineering, Inc
1284 State Road
Eliot, ME 03903
Phone (207) 439-6023
Fax (207) 439-2128

From: Helen Donaldson [mailto:HCD@portlandmaine.gov]
Sent: Monday, May 07, 2012 1:07 PM
To: Edward Brake
Subject: questions regarding noise and the Portland Sports Complex expansion

Hi Ed,

I'm working with Barbara Barhydt on the development review process for the Portland Sports Complex expansion project. We received a call from a neighbor this morning who was voicing concerns regarding noise from the existing dome. This neighbor stated that concerts are being held in the dome and that they can sometimes present a challenge for neighbors.

How often and what kind of concerts are currently hosted in the dome? Are you proposing any such use (in addition to the primary use as a sports field) for the expansion?

Thanks for your clarification, Ed. I appreciate it.

Nell

Nell Donaldson
Planner, City of Portland
874-8723
hcd@portlandmaine.gov

Marge Schmuckal - Fwd: RE: portland sports complex expansion

From: Marge Schmuckal
To: Barbara Barhydt; Helen Donaldson
Date: 5/9/2012 2:29 PM
Subject: Fwd: RE: portland sports complex expansion

Great.
Now we can move forward..
Thank you Barbara,
Marge

>>> Barbara Barhydt 5/9/2012 2:24 PM >>>
Hi Marge and Nell:

They have provided a survey of the additional property that is within the R-3 zone and I believe they are listed as the property owner (Nell, please confirm the name on the survey). All of the proposed changes to the site are within the front lot area between Warren Avenue and the rail right-of-way. The application does not include any changes or parking in the rear. David Senus has raised is the need to stabilize some slopes where the construction staging disturbed slopes on the site, but that is it.

Hope this helps. Thank you for insights, as I did not know they had requested a zone change for the property.

Barbara

>>> Marge Schmuckal Wednesday, May 09, 2012 1:02 PM >>>
The owners came in several years ago to expand their parking lot back into the R-3 zone. So I was wondering if that R-3 lot was just under a purchase and sales and they never bought it - or some other scenario. I was just curious and wanted to be sure of the scope of their lot at this time.
Marge

>>> Helen Donaldson 5/9/2012 12:21 PM >>>
Marge,

Regarding the lot in the R-3 zone that you referred to in your comments, I believe this is the survey? Do you need additional info on it?

Nell

Marge Schmuckal - Fwd: RE: portland sports complex expansion

From: Marge Schmuckal
To: Helen Donaldson
Date: 5/9/2012 1:02 PM
Subject: Fwd: RE: portland sports complex expansion

The owners came in several years ago to expand their parking lot back into the R-3 zone. So I was wondering if that R-3 lot was just under a purchase and sales and they never bought it - or some other scenario. I was just curious and wanted to be sure of the scope of their lot at this time.
Marge

>>> Helen Donaldson 5/9/2012 12:21 PM >>>
Marge,

Regarding the lot in the R-3 zone that you referred to in your comments, I believe this is the survey? Do you need additional info on it?

Nell

CITY OF PORTLAND, MAINE

PLANNING BOARD

May 23, 2012

Jim Gratello
Portland Sports Realty, LLC
550 Warren Avenue
Portland, ME 04103

Edward Brake, EIT
Attar Engineering, Inc.
1284 State Road
Eliot, ME 03903

Project Name:	Portland Sports Center Addition	Project ID:	2012-488
Address:	550 Warren Avenue, Portland	CBL:	271-A-002
Applicant:	Portland Sports Realty, LLC		
Planner:	Nell Donaldson		

Dear Mr. Gratello:

On May 22, 2012, the Planning Board considered the 18,000 SF addition you recently proposed for the Portland Sports Center. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan Ordinance. The Planning Board voted (6-0, O'Brien absent) to approve the application with the waivers and conditions as presented below:

WAIVERS

The Planning Board granted a waiver from Section 14-526(a)4.b regarding bicycle parking. Per the standard, 31 bicycle parking spaces should be provided on site. However, the applicant demonstrated at the hearing that very few bicycle trips occur to and from the facility at this time. As such, the Board waived the requirement and reduced the bicycle parking requirement to 8 parking spaces.

SITE PLAN REVIEW

The Planning Board voted that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval that must be met prior to the release of a building permit, unless otherwise determined by the Planning Authority:

1. The site plan shall be revised to include notes showing landscaped areas to be freshened up (consistent with the applicant's approved site plan for the dome addition, dated 2003), the location of barberry plants to be removed (and other species to be planted), and the location of silt fencing to be used during construction for the City Arborist's review and approval;

2. A photometric lighting plan meeting relevant technical standards shall be submitted for Planning Authority review and approval;

3. The site plan shall be revised to show the relocation of the dumpsters away from the restaurant entrance and provide sufficient screening and buffering for Planning Authority review and approval;

4. The site plan shall be revised to provide parking for 8 bicycles for review and approval of the Planning Authority;

5. The applicant shall provide an updated event parking management plan, addressing the loss of 50 on-site spaces, for review and approval of the consulting traffic engineer and Planning Authority;

6. All concerts shall be held inside the facility and the applicant shall submit written assurances that the facility will be manage to comply with applicable noise standards of the B-4 zone for the Zoning Administrator's review and approval;

7. In addition to the applicant providing a silt fence around the limit of disturbance, the applicant shall include inlet protection at the existing catch basin located north of the proposed disturbance utilizing one of the options identified in the Maine Erosion and Sediment Control BMP manual, B-3 Storm drain Inlet Protection, which shall be noted on the site plan for review and approval of the Planning Authority;

8. The applicant shall revise the note titled, Restore Disturbed Areas in Existing Swale to state the method of restoration and any temporary erosion control measures required to ensure that vegetation is established in this area for review and approval of the Planning Authority;

9. The applicant shall demonstrate that the proposed addition meets the requirements of Chapter 10 of the City Code of Ordinances for review and approval by the city's Fire Prevention Bureau; and

The approval is based on the submitted plans and the findings related to site plan review standards as contained in the Planning Report for application 2012-488 which is attached.

STANDARD CONDITIONS OF APPROVAL

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

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. Separate building permits are required for signage and HVAC units.

3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind. If there are any questions, please contact Nell Donaldson at (207) 874-8723.

Sincerely,

Carol Morissette, Chair
Portland Planning Board

Attachments:
1. Review by Marge Schmuckal, Zoning Administrator, dated April 26, 2012
2. Review by Thomas Errico, consulting Traffic Engineer, dated May 17, 2012
3. Review by David Senus, consulting Civil Engineer, dated May 16, 2012
4. Review by Jeff Tarling, City Arborist, dated May 4, 2012
5. Review by Chris Pirone, Fire Prevention Bureau, dated May 18, 2012
6. Planning Board Report & Revised Motions
7. Portland City Code: Chapter 32
8. Performance Guarantee Packet

Electronic Distribution:

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

ATTAR
ENGINEERING, INC
CIVIL · STRUCTURAL · MARINE

Ms. Tammy Munson, Division Director
Ms. Jeanie Bourke, Code Enforcement Officer
Inspection Services Division
389 Congress Street 4th Floor
Portland, ME 04101

June 26, 2012
Project No.: C089-12

Re: Portland Sports Center Addition
Building Permit Application (Foundation)
550 Warren Avenue

Dear Ms. Munson:

Please find enclosed the Building Permit Application for the foundation construction for the Portland Sports Center Training Facility located at 550 Warren Avenue. Included with the Building Permit Application is the Geotechnical Report, the final approved Site Plan Set, the Foundation Plans, the Building Plans, and a digital copy of the Level III Site Plan Application Materials. The Level III Site Plan application for this project was approved at the May 22, 2012 Planning Board meeting. The Final Plan Set addresses the waivers and conditions of approval from that meeting as described in the May 23, 2012 letter from Carol Morrisette.

Portland Sports Realty, LLC has proposed adding a new, 18,000 S.F. indoor sports facility to the existing 50,844 S.F. Portland Sports Center dome. The project site (Tax Assessor's Map 271, Block A, Lot 2) is located in the B-4: Commercial Corridor Zone and is approximately 7.16 acres in area.

Please contact me for any additional information or clarifications required.

Sincerely,

Edward Brake

Edward Brake, EIT.

cc: Portland Sports Realty, LLC

1284 State Road, Eliot, ME 03903 · tel (207) 439-6023 · fax (207) 439-2128

Certificate of Design Application

From Designer: Corle Building Systems

Date: 6/21/12

Job Name: Portland Sports Center

Address of Construction: 512 Warren Avenue

2003 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) III A-3

Type of Construction Metal Building

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) 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
"see attached"	

Wind loads (1603.1.4, 1609)

-- Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

III, 1.15 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

B Wind exposure category (1609.4)

+/- 0.18 Internal pressure coefficient (ASCE 7)

+ 19.57 Component and cladding pressures (1609.1.1, 1609.6.2.2)

19.57 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

-- Design option utilized (1614.1)

C Seismic use group ("Category")

0.4855/ 0.1867 Spectral response coefficients, SDs & SD1 (1615.1)

E Site class (1615.1.5)

_____ Live load reduction

20 PSF Roof *live* loads (1603.1.2, 1607.11)

46.2 Roof snow loads (1603.7.3, 1608)

60 PSF Ground snow load, P_g (1608.2)

46.2 PSF If P_g > 10 psf, flat-roof snow load P_f

1.00 If P_g > 10 psf, snow exposure factor, C_e

1.10 If P_g > 10 psf, snow load importance factor, I_s

1.00 Roof thermal factor, C_t (1608.4)

-- Sloped roof snowload, P_s (1608.4)

C Seismic design category (1616.3)

steel system Basic seismic force resisting system (1617.6.2)

3.00 Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

equivalent lateral force Analysis procedure (1616.6, 1617.5)

L=78.49 kips/ T=67.63 kips Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

n/a Flood Hazard area (1612.3)

n/a Elevation of structure

Other loads

-- Concentrated loads (1607.4)

-- Partition loads (1607.5)

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

New Commercial
Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of $50,000.00 must be prepared by a Design Professional and bear their seal.

- ☒ Cross sections w/framing details
- ☒ Detail of any new walls or permanent partitions
- ☒ Floor plans and elevations
- ☐ Window and door schedules
- ☒ Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- ☐ Detail egress requirements and fire separations
- ☐ Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IEEC 2003
- ☒ Complete the Accessibility Certificate and The Certificate of Design
- n/a ☐ A statement of special inspections as required per the IBC 2003
- ☐ Complete electrical and plumbing layout.
- n/a ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- n/a ☐ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- n/a ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- ☒ A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of ≥ 1" = 20' on paper ≥ 11" x 17"
- ☒ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- ☒ Location and dimensions of parking areas and driveways, street spaces and building frontage
- ☒ Finish floor or sill elevation (based on mean sea level datum)
- ☒ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☒ Existing and proposed grade contours
- ☒ Silt fence (erosion control) locations

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☒ Name, address and phone number of applicant **and** the project architect.
- ☒ Proposed use of structure (NFPA and IBC classification)
- ☒ Square footage of proposed structure (total and per story)
- ☒ Existing and proposed fire protection of structure.
- ☐ Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- ☐ A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- n/a ☐ Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: $30.00 for the first $1000.00 construction cost, $10.00 per additional $1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Accessibility Building Code Certificate

Designer: ~~"See Attached"~~ ATTAR ENGINEERING, INC.

Address of Project: 550 WARREN AVE.

Nature of Project: 18,000 S.F. ADDITION FOR TRAINING FACILITY FOR PORTLAND SPORTS CENTER

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.

STATE OF MAINE
KENNETH A. WOOD
No. 5992
LICENSED PROFESSIONAL ENGINEER

Signature:

Title: PRESIDENT

Firm: ATTAR ENGINEERING, INC

Address: 1284 STATE RD
ELIOT, ME 03903

Phone: (207) 439-6023

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

Certificate of Design

Date: "See Attached"

From: _____

These plans and / or specifications covering construction work on:

_____

_____

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

Signature: _____

Title: _____

(SEAL)

Firm: _____

Address: _____

_____

Phone: _____

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

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936

CORLE BUILDING SYSTEMS

114 Rosemont Lane Imler, PA 16655

Certificate of Design

17096 Certificate of Design.ME.doc

Revised 8/17/2009

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

Project/Building Description

CBS Factory Order Number: FO-17096

Purchaser/Customer Information: Seacoast Crane & Building Co., Inc.
P.O. Box 540
Kittery, ME 03904

Project Name and Location: Portland Sports Realty, LLC
512 Warren Avenue
Portland, ME 04101

Building Geometry:

Width:	120'-0"
Length:	150'-0"
Eave Height:	34'-0"
Roof Slope:	1.00/12

Design Standards

AISC: *Specification forStructural Steel for Buildings, Allowable Stress Design/9th Ed.*

AISI: *North American Specification for the Design of Cold-Formed Steel Structural Members, 2001 Ed.*

AWS D1.1/D1.1M: *Structural Welding Code – Steel, 2006 Ed.*

MBMA: *Metal Building Systems Manual,2006 Edition*

Design Load Criteria

Building Code: International Building Code, 2009

Dead Load: 4.06 psf plus primary framing actual weight

Collateral Load: 5 psf

Roof Live Load: 20 psf

Frame Live Load: 20 psf

Snow Load Criteria:	*Ground Snow Load, p_g:*	60 psf	*Thermal Factor, C_t:*	1.00
	Snow Exposure Factor, C_e:	1.00	*Flat Roof Snow Load, p_f:*	46.2 psf
	Snow Importance Factor, I_s:	1.10		
Wind Load Criteria:	*Basic Wind Speed:*	100 mph	*Occupancy Category:*	III
	Terrain Exposure:	B	*Internal Pressure Coefficients:*	+0.18/-0.18
	Wind Importance Factor, I_w:	1.15	*Components and Cladding not by CBS:*	+19.57 psf -26.04 psf

Seismic Criteria:	*Design Category:*	C	S_s:	0.320
	Site Class:	E	S_1:	0.080
	Seismic Importance Factor, I_e:	1.25	S_{ds}:	0.486
	Occupancy Category:	III	S_{d1}:	0.187
	Analysis Procedure:	Equivalent Lateral Force Procedure		
	Basic Seismic Force Resisting Systems:	Steel Systems Not Specifically Detailed For Seismic Resistance		
	Response Modification Factors, R:	Frame = 3.00	FSW = 3.00	BSW = 3.00
	Seismic Response Coefficients, C_s:	Frame = 0.165	FSW = 0.202	BSW = 0.202
	Seismic Base Shear, V:	Longitudinal = 78.49 kips		Transverse = 67.63 kips

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

Certification by Engineer

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

Signature

6/21/12
Date

STATE OF MAINE
T. JAMES EISENMAN JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
6/21/12

SEAL

GEOTECHNICAL SUMMARY REPORT FOR:
PROPOSED EXPANSION
PORTLAND SPORTS COMPLEX
WARREN AVENUE
PORTLAND, MAINE
TO:
MR. BILL BELANGER
SEACOAST CRANE
PO BOX 540
98 ROUTE 236
KITTERY, ME 03904

JTC PROJECT NO: 12-15-0023

TABLE OF CONTENTS

Geotechnical Summary Report

JOHN TURNER CONSULTING, INC
19 DOVER STREET
DOVER, NEW HAMPSHIRE
603-749-1841 (p)/ 603-516-6851 (f)
NH-MA-ME-VT
consultJTC.com

MEMORANDUM

TO: Bill Belanger
Seacoast Crane
P.O. Box 540
98 Route 236
Kittery, ME 03904

FROM: Carl Thunberg, P.E., Project Engineer; Kevin Martin, P.E., Geotechnical Engineer

DATE: June 13, 2012

RE: **GEOTECHNICAL SUMMARY REPORT**
PORTLAND SPORTS COMPLEX
PROPOSED BUILDING EXPANSION
WARREN STREET
PORTLAND, MAINE Project No. 12-15-023

This memorandum serves as a geotechnical study for the referenced project. The contents of this report are subject to the attached ***Limitations***.

SITE & PROJECT DESCRIPTION

The project site is located at the existing Portland Sports Center. Present development includes the original building with a later attached indoor sports center. The specific project site is located in the existing paved parking lot. The *Site Plan* shows grades in the project area to vary from about elevation ≈68-69 ft. The adjacent building (Sports Center) is shown to possess a first floor elevation (FFE) at 70.0 ft. The Sports Center is understood to be supported on driven steel piles. The floor is supported on-grade and the connector building is understood to be supported on shallow footers.

The project includes a new building expansion to the Sports Center. The expansion is understood to be a single-story, open-framed, pre-engineered metal building (Corel Building System) about 18,000 ft² in footprint area. Foundation column loads for the rigid frame structure (as provided by Corel) are to approach ≈70 kips in both vertical compression and lateral shear. The FFE is to be consistent with the existing building (70.0 ft). As such, some shallow fill about ≈1-2 ft will be necessary to achieve grade. Poor to marginal subgrade conditions are known to underlie the site. The purpose of this study is to provide a geotechnical evaluation as it pertains to foundation design and construction.

We were provided the *Geotechnical Investigation Report* for the adjacent Sports Center. This report was completed by R.W. Gillespie & Associates (RWG) dated July 2003. This report was referenced, in part, as it pertains to this study.

SUBSURFACE EXPLORATIONS & LABORATORY TESTING

Test Borings

The subgrade conditions were reviewed with the completion of four (4) test borings completed within the proposed building pad. The borings (B1 to B4) were advanced to refusal depths of about ≈56-102 ft utilizing NW casing and open hole techniques. Soil samples were typically retrieved or tested in the upper ≈20-25 ft. Due to the soft and cohesive nature of the site soils, some "undisturbed" Shelby Tube samples were obtained during the exploration program per ASTM D1587 *(Standard Practice for Thin-Walled Tube Sampling of Soils for Geotechnical Purposes)*. Deeper exploration involved advancement of the drill rods until refusal was met. Standard Penetration Tests (SPTs) were performed in general accordance with ASTM-D1586 (*Standard Method for Penetration Test and Split-Barrel Sampling of Soils*). *Vane Shear Tests* (ASTM D2573) were also performed in the clay deposit to evaluate shear strength. Field descriptions and penetration resistance of the soils encountered, observed depth to groundwater, depth to apparent bedrock refusal and other pertinent data are contained on the attached *Test Boring Logs*.

We also reviewed the *Test Bore Logs* completed by RWG for the adjacent Sports Center.

Shear Strength Testing

The shear strength of the clay was evaluated in both the field and laboratory as follows:

ASTM D2573 (Vane Shear Tests in Cohesive Soils)
Vane shear tests were completed for this study using an Acker Vane with a torque wrench. These tests were randomly completed in the test holes. The test results are included on the *Test Bore Logs*. Several vane shear tests were also completed by RWG. The test results are relatively consistent.

Laboratory Vane Shear Tests
RWG completed manual, hand-held vane shear tests using a Geonor miniature vane. All the shear strength testing was collectively reviewed for the project.

Laboratory Testing Program

Some additional laboratory testing included the following:

Atterbergs Limits Tests (ASTM-D4318)
The Atterberg Limits were completed to determine the moisture index properties of the clay and correlate the results with empirical engineering relationships. The Atterberg Limits indicate the clay to be a low plastic silty Clay (CL).

One-Dimensional Consolidation Test (ASTM D2435)
JTC completed two (2) consolidation tests to determine the compressibility characteristics of the clay and assess its stress history. We also reviewed three (3) similar tests completed by RWG. The consolidation test indicates the clay to be slightly over-consolidated.

Gradation Analyses (ASTM D2217)
Particle Size Analyses were completed on the shallow sandy soils. The testing was used to review gradation distribution.

SUBGRADE CONDITIONS

The subgrade conditions below (1) a shallow Gravel Fill include (2) a silty Fine Sand underlain by (3) very soft silty Clay, (4) a thin Glacial Hardpan then (5) apparent Bedrock refusal. A *Subsurface Profile* showing the shallower soil and groundwater conditions to ≈30 ft is attached for review.

Sandy Fill (≈1-2 ft)

A gravelly Sand, little silt extends about ≈1-2 ft below grade. This shallow Fill is a gravel base for the bituminous pavement.

Silty Fine Sand (≈9-13 ft)

There is a Fine Sand with little to some silt which extends about ≈9-13 ft below grade. RWG identified this layer to be about ≈5-8 ft below grade. The relative density of this silty Sand is loose to medium dense. This soil is expected to be encountered throughout most of the foundation construction. The attached *Sketch* shows the depth of the Fine Sand throughout the project area.

Silty Clay (≈55-100 ft)

The predominate overburden consists of a silty Clay which extends about ≈50-100 ft below grade. This marine deposit is locally known as Presumpscot Clay. This deposit typically consists of a grey, silty Clay. Atterbergs Limits tests indicate a low plastic silty Clay (CL) which is typical of the area geology. This layer is very soft the entire depth. RWG did identify a stiff crust which does not intersect the new building footprint. The approximate limits of the stiff crust are shown on the *Sketch*.

Shear strength (cohesive strength) of the Clay ranges from about ≈300-450 psf. For design purposes, a shear strength value of ≈350 psf was used for this study. The low shear strength of the Clay renders it weak and sensitive. A collective summary of the shear strength testing is attached for review.

The consolidation behavior (settlement) of the clay was also reviewed for this study. The consolidation tests indicate the silty Clay to be slightly over-consolidated to normally consolidated. An over-consolidated is more favorable for the project. An over-consolidated clay will settle about 10 times less than a normally-consolidated clay. An over-consolidated clay has been exposed to past stresses greater than the existing overburden. A normally-consolidated clay has not been exposed to greater past stress than the existing overburden and additional stress will result in large settlements. In general, the Clay is slightly over-consolidated at shallower depths becoming progressively normally consolidated with depth. This is generally typical of the Presumpscot Clay.

The strength and consolidation of the Clay will given the foundation design.

Glacial Till (≈60-105 ft)

A thin or discontinuous layer of Glacial Till, Sand and/or Hardpan is present atop the Bedrock. Given the depth of the Till, there were no samples retrieved by either RWG or JTC. The Hardpan was qualitatively assessed based on penetration resistance of the drill rods.

Refusal (≈60-105 ft)

Test bore refusal, presumably bedrock, was met at depths of ≈56-102 ft below grade for this study. The highly variable depth to refusal suggests a steep bedrock contour. RWG encountered refusal about ≈50-90 ft below grade. The ledge is deeper to the south. The attached *Sketch* shows the depth to refusal at the respective test locations.

Groundwater (≈3 ft)

Groundwater was encountered in the test borings at depths of ≈3 ft below grade. RWG indicated groundwater about ≈1-5 ft below grade with estimated seasonal high groundwater near grade (elevation ≈68 ft). RWG also recommended a perimeter foundation drain which will locally depress the groundwater. It should be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, and other factors differing from the time of the measurements.

FOUNDATION SUBGRADE RECOMMENDATIONS

It is intended to support the building on a shallow foundation (and not on deep driven piles). Both the strength and compressibility of the Soft Clay will govern the foundation design. The Clay is weak with an allowable bearing strength of ≈500-700 psf (FS=3). The Clay is also highly compressible and small pressures of ≈100-200 psf may induce intolerable settlement (greater than 1½ inches). A temporary surcharge program (press-stress of the clay) was considered but will not be feasible given schedule. As such, it appears the only feasible means to consider a shallow foundation while controlling strength and consolidation is a lightweight fill.

The depth of Silty Sand atop the Soft Clay varies from ≈9-12 ft in the pad area. The Sand can help dissipate foundation loads on the Clay. A pressure dispersion of 1H:2V below and laterally beyond the footing can reduce footing stress on the Clay. Based on this theory, the footings may be designed using an allowable bearing capacity of 1,000 psf (FS=3). This should reduce footing stress in the Clay to tolerable level. A base of crushed stone (protected with a geotextile filter fabric) will be necessary below the footings. The purpose of the stone base is to protect the sensitive soils from disturbance, facilitate construction dewatering and to provide a dry/stable base upon which to progress foundation construction. Further recommendations for foundation subgrade preparation and protection are outlined herein.

Stress of the Clay will also be transmitted from any increase in site grade. A ≈1-2 ft increase in site grade will result in a stress of ≈120-250 psf which will have negligible dissipation with depth. In order to control settlement (consolidation), stress in the Clay should be reduced to ≈250 psf for footing loads with no stress increase for site grading. The only means to achieve adequate stress reduction is to utilize a compensating lightweight fill. Lightweight fills considered for geotechnical applications include expanded polystyrene (EPS) geofoam (≈1-2 pcf), foamed concrete (≈20-50 pcf) and/or expanded shale aggregate (≈55-60 pcf). The attached *Profile* shows conceptually how the lightweight fill may be implemented on the project. Given the small stress that may impact the Clay, careful and specific review of foundation loads and site grading will be necessary for final design. JTC should have the opportunity to review the *Final Design Plans* and/or provide technical assistance during this design.

The lightweight fills are also buoyant and this should be considered for final design. The Geofoam may be structurally strapped to the foundation. Foundation drains may also be used around the foundation in this regard. The drains should be located about ≈3 ft below final grade (invert elevation ≈67 ft) and be located both outside and inside the building. The drains should consist of minimum 4-inch diameter perforated PVC SDR-35 pipe encased in 12 inches of ¾-inch stone and wrapped with a geotextile filter fabric such as Mirafi 140N or equal. The drains should not encroach within the *Footing Zone of Influence* defined as that area extending laterally one foot from the edge of footing then outward and downward at a 1H:1V splay. The drains should discharge into the storm drain system by gravity (not subject to surcharge) or daylight if grading permits. The Site Engineer should consider the outlet of the foundation drains. It is recommended that a backflow preventer be installed at the outlet of the under-drain to reduce the impact of surcharges in the event of high water. The drains should be provided with permanent clean-outs at convenient locations to access all sections of the system. Clean-outs should be located at bends and no greater than 175 ft on-center. The ground surface immediately adjacent to the foundation should be sloped away from the building to allow for positive drainage. It is also recommended that the surficial materials adjacent to the buildings be relatively impermeable to reduce the volume of precipitation infiltrating into the subsurface. Such impermeable materials include Portland cement concrete, bituminous concrete, or a vegetated silty topsoil. Roof gutters should discharge away from the basements or to controlled site structures.

Footings shall be provided with at least 48 inches of frost protection. Proper frost protection should be necessary during winter construction.

The subsurface conditions were reviewed with respect to seismic criteria set forth in the *International Building Code (2009)*. Based on the relative density of the site soils, the site does not appear susceptible to liquefaction (complete loss of shear resistance) in the event of an earthquake. Based on interpretation of the *Building Code* together with the project and site conditions, the *Site Classification* (Table 1613.5.2) is "E" (Soft Soil Profile).

The interior floor slab should rest on a minimum 10-inch base of *Clean Granular Fill* as outlined on Table 1 (or as specified by the floor manufacturer). The gravel base should be increased to no less than 15 inches for exterior slabs exposed to frost. We understand that a flexible floor system will be used inside the building. The floor slab should also be considered for post-construction settlement. Our model indicates about ≈3 inches of settlement for every ≈100 psf in increased dead load. Our experience suggests that the magnitude of predicted settlement is greater than actual settlement but any increase of load above 125 psf (≈1 ft of Fill) is expected to settle more than ≈1-2 inches. The settlement will take years to dissipate. We recommend a settlement of ≈1-2 inches of consolidation for every 125 psf increase in dead load (ie: Fill). To reduce settlement, a compensating lightweight fill may be used below the slab. A small temporary surcharge may also be considered during construction to remove some of the long-term consolidation.

The settlement should also consider underground utilities that enter or are located below the building. Flexible connections and over-sized sleeves allowing upwards of ≈2 inches of vertical settlement shall be used to mitigate the impact of long-term differential movement.

Structural fill necessary within and below the foundation should conform to the attached *Specifications* (Table 1). The site soils are **not** suitable for re-use as structural fill.

CONSTRUCTION CONCERNS

The contractor should be required to maintain a stable-dewatered subgrade for the building foundation and other concerned areas during construction. Subgrade disturbance may be influenced by excavation methods, moisture, precipitation, groundwater control and construction activities. The silty Fine Sand soils are considered vulnerable to disturbance when exposed to wet conditions and construction activities. The moisture sensitivity of these soils is associated with the high percentage of fine-grained material which acts to retain moisture. The presence of a shallow groundwater will further impact the subgrade stability. The contractor should be aware of the moisture concerns and take precautions to reduce subgrade disturbance. Such precautions may include diverting storm run-off away from construction areas, reducing traffic in sensitive areas, minimizing the extent of exposed subgrade if inclement weather is forecast, backfilling footings as soon as practicable, and maintaining an effective dewatering program. Soils exhibiting weaving or instability should be over-excavated to a competent bearing soil and replaced with a crushed stone or gravel. The moisture concerns are typically more problematic if construction takes place during the winter to spring season or other periods of inclement weather. The wet subgrade shall be protected with a minimum ≈8 inch base of ¾ inch minus crushed stone encased in a geotextile fabric (Mirafi 600X or equal). A lightweight expanded shale aggregate may be used in lieu of the crushed stone for further load reduction. The expanded shale is buoyant and will require groundwater control. The stone shall be tamped with a plate compactor and exhibit stable conditions. The purpose of the stone base is to protect the sensitive soils from disturbance when exposed to construction activities and wet conditions. The subgrade shall also be excavated with a smooth blade and be protected immediately upon exposure. Bearing subgrades that become weakened or disturbed due to wet conditions will be rendered unsuitable for structural support.

Adequate dewatering and storm water management are also necessary for maintaining the competency of the site soils. Groundwater or ponded storm water should be continuously maintained at least one foot below construction grade. The groundwater is expected to be controlled with conventional filtered sumps and pumps together with a base of crushed stone. The footing trenches should have a positive slope towards the sumps. The sumps shall extend at least ≈2 ft below construction grade and be protected with filter stone. Soils which become softened/disturbed during construction will be rendered unsuitable for structural bearing support. The foundation subgrades should ultimately be stable, dewatered, protected from frost and compact throughout construction. An Engineer from JTC should be scheduled to review the subgrade conditions and preparation.

CLOSING

The strength and compressibility of the Soft Clay will impact the final foundation design. Conceptual means to control settlement were outlined in the report. JTC should have the opportunity to review Final Plans to observe compliance with our engineering recommendations. We can also assist with the *Final Plans, Technical Specifications* and/or review of *Technical Submittals*.

CONSTRUCTION MONITORING

It is recommended that a qualified engineer or representative be retained to review earthwork activities such as the preparation of the foundation bearing subgrade and the placement/compaction of Structural Fill. It is recommended that JTC be retained to provide construction monitoring services. This is to observe compliance with the design concepts presented herein.

We trust the contents of this memorandum report are responsive to your needs at this time. Should you have any questions or require additional assistance, please do not hesitate to contact our office.

kmm50/jtc12/PortlandSportsCenter.wpd

LIMITATIONS

Explorations

1. The analyses, recommendations and designs submitted in this report are based in part upon the data obtained from preliminary subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.

2. The generalized soil profile described in the text is intended to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized and have been developed by interpretation of widely spaced explorations and samples; actual soil transitions are probably more gradual. For specific information, refer to the individual test pit and/or boring logs.

3. Water level readings have been made in the test pits and/or test borings under conditions stated on the logs. These data have been reviewed and interpretations have been made in the text of this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, and other factors differing from the time the measurements were made.

Review

4. It is recommended that this firm be given the opportunity to review final design drawings and specifications to evaluate the appropriate implementation of the recommendations provided herein.

5. In the event that any changes in the nature, design, or location of the proposed areas are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of the report modified or verified in writing by John Turner Consulting, Inc.

Construction

6. It is recommended that this firm be retained to provide geotechnical engineering services during the earthwork phases of the work. This is to observe compliance with the design concepts, specifications, and recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

Use of Report

7. This report has been prepared for the exclusive use of Seacoast Crane in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

8. This report has been prepared for this project by John Turner Consulting, Inc. This report was completed for preliminary design purposes and may be limited in its scope to complete an accurate bid. Contractors wishing a copy of the report may secure it with the understanding that its scope is limited to geotechnical design considerations.

TABLE 1

Portland Sports Complex
Building Expansion
Portland, Maine

Recommended Soil Gradation & Compaction Specifications

Clean Granular Fill
(Select Gravel Fill)

SIEVE SIZE	PERCENT PASSING BY WEIGHT
3 inch	100
3/4 inch	60-90
No. 4	20-70
No. 200	2-8

NOTE: For minimum 8-inch base below Floor Slab-on-Grade
For minimum 15-inch base for exterior concrete slabs exposed to frost

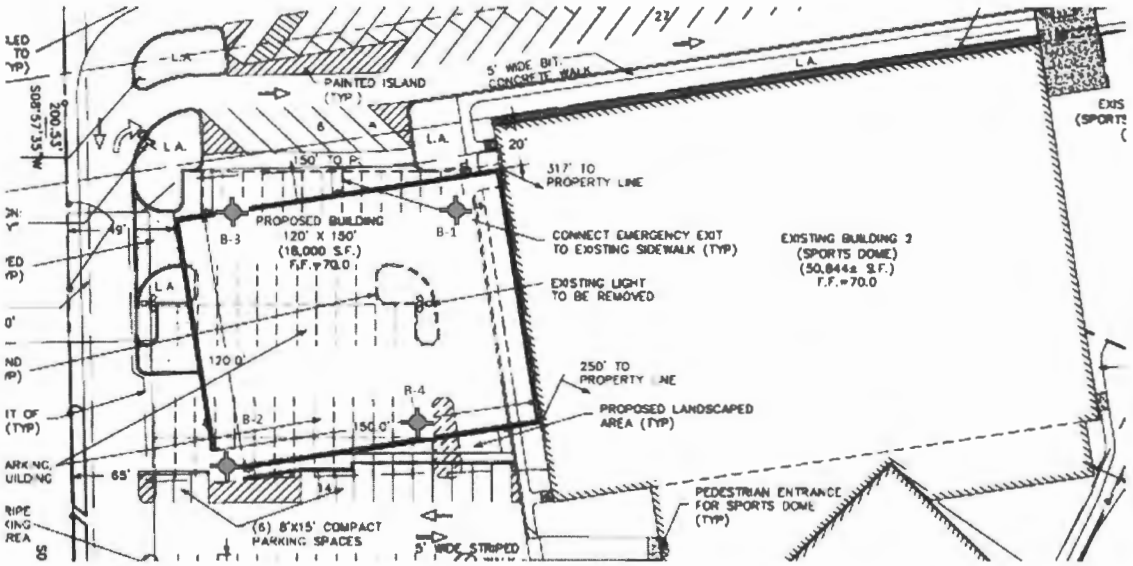
Structural Fill
(Gravelly SAND, trace Silt)

SIEVE SIZE	PERCENT PASSING BY WEIGHT
5 inch	100
3/4 inch	60-100
No. 4	20-85
No. 200	0-10

NOTE: For use as structural load support below the foundations
For use as backfill behind unbalanced foundation/retaining walls
A ¾-inch crushed stone may be used in wet conditions

Structural Fill placed beneath the foundation should include the *Footing Zone of Influence* which is defined as that area extending laterally one foot from the edge of the footing then outward and downward at a 1H:1V splay. Structural Fill should be placed in loose lifts not exceeding 12 inches for heavy vibratory rollers and 8 inches for vibratory plate compactors. Structural Fill should be compacted to at least 95 percent of maximum dry density as determined by the Modified Proctor Test (ASTM-D1557). Structural Fill should be compacted within ±3% of optimum moisture content. The adequacy of the compaction efforts should be verified by field density testing which is also a requirement of the *State Building Code.*

Boring Location Plan & Boring Logs



Notes:

1. Test borings were performed on May 11, 2012 under the direction of JTC.
2. Boring locations were determined by taping from prominent site features and should be considered approximate.
3. Refer to the individual test boring logs for subsurface conditions at Each location.

MR. BILL BELANGER **SEACOAST CRANE** **PO BOX 540** **98 ROUTE 236** **KITTERY, ME 03904**	**PROPOSED EXPANSION** **PORTLAND SPORTS COMPLEX** **PORTLAND, MAINE**
CONSULTING · TESTING · INSPECTION JTC Inc. GEOTECHNICAL · CONSTRUCTION	**BORING LOCATION PLAN**

TEST BORING LOG

JTC inc. CONSULTING TESTING INSPECTION GEOTECHNICAL • CONSTRUCTION

JOHN TURNER CONSULTING, INC.
19 DOVER STREET
DOVER, NH 03820
(603) 749-1841 www.consultjtc.com

CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-1
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	68.2

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
0-1	S-1	0.5-2.5	12	3 in. bituminous concrete asphalt		11-13-13-13	26
1-2				S-1: Light brown, moist, fine to medium SAND, little Silt,			
2-3				some Gravel (probable bank-run gravel pavement support)			
3-4							
4-5							
5-6	S-2	5-7	18	Gray, wet, fine SAND, some Silt		4-6-6-4	12
6-7							
7-8	S-3	7-9	18	Similar to S-2.		2-2-2-2	4
8-9							
9-10					10		
10-11	S-4	10-12	12	Gray, wet, very soft CLAY		WOH/24	0
11-12							
12-13	S-5	12-14	24	Gray wet, very soft CLAY		WOH/24	0
13-14							
14-15	S-6	14-16	24	Gray, wet, very soft CLAY		WOH/24	0
15-16							
16-17	S-7	16-18	24	Gray, wet, very soft CLAY		WOH/24	0
17-18							
18-19				Continue boring as rod probe to determine clay thickness			
19-20							
20-21							
21-22							
22-23							
23-24							
24-25							
25-26							
26-27							
27-28							
28-29							
29-30							
30-31							
31-32							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
S = split-spoon sample; C = rock core sample; U = undisturbed

REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
Proportions used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)

JOHN TURNER CONSULTING, INC.
19 DOVER STREET
DOVER, NH 03820
(603) 749-1841 www.consultjtc.com

TEST BORING LOG

CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-1
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	68.2

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
32-33							
33-34							
34-35							
35-36							
36-37							
37-38							
38-39							
39-40				Gray very soft CLAY			
41-42							
42-43							
43-44				Continue boring as rod probe through very soft Clay			
44-45				to determine clay thickness.			
45-46							
46-47							
47-48							
48-49							
49-50							
50-51							
51-52							
52-53							
53-54							
54-55							
55-56							
56-57							
57-58							
58-59							
59-60							
60-61							
61-62							
62-63							
63-64							
64-65							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
S = split-spoon sample; C = rock core sample; U = undisturbed

REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
Proportions used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)

TEST BORING LOG

JTC inc. CONSULTING TESTING INSPECTION GEOTECHNICAL • CONSTRUCTION

JOHN TURNER CONSULTING, INC.
19 DOVER STREET
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RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
65-66							
66-67							
67-68							
68-69							
69-70							
71-72							
72-73							
73-74				Gray very soft CLAY			
74-75							
75-76							
76-77				Continue boring as rod probe through very soft Clay			
77-78				to determine clay thickness.			
78-79							
79-80							
80-81							
81-82							
82-83							
83-84							
84-85							
85-86							
86-87							
87-88							
88-89							
89-90				Rod probe abrupt refusal at 89 feet. 50 blows/1 in. penetration			
90-91							
91-92							
92-93							
93-94							
94-95							
95-96							
96-97							
97-98							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
S = split-spoon sample; C = rock core sample; U = undisturbed

REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
Proportions used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)

TEST BORING LOG

JTC inc. CONSULTING TESTING INSPECTION GEOTECHNICAL • CONSTRUCTION

JOHN TURNER CONSULTING, INC.
19 DOVER STREET
DOVER, NH 03820
(603) 749-1841 www.consultjtc.com

CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-2
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	69

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
0-1	S-1	0.5-2.5	12	3 in. bituminous concrete asphalt		5-6-6-6	12
1-2				S-1: Light brown, moist, fine to medium SAND, little Silt,			
2-3	S-2	2.5-4.5	4	some Gravel (probable bank-run gravel pavement material			
3-4				S-2: Reddish brown, wet fine SAND, little Silt		7-10-11-13	21
4-5							
5-6	S-3	5-7	10	Similar to S-2.		1-2-3-4	5
6-7							
7-8	S-4	7-9	20	Gray, wet fine SAND, little to some Silt		1-3-3-2	6
8-9							
9-10							
10-11	S-5	10-12	24	12 in. Similar to S-4.	11	4-2-1-1	3
11-12				12 in. Gray, wet, CLAY			
12-13	S-6	12-14	24	Gray wet, very soft CLAY		WOH/24	0
13-14							
14-15	S-7	14-16	24	Gray, wet, very soft CLAY		WOH/24	0
15-16							
16-17	S-8	16-18	24	Gray, wet, very soft CLAY		WOH/24	0
17-18							
18-19	S-9	18-20	24	Gray, wet, very soft CLAY		WOH/24	0
19-20							
20-21	S-10	20-22	24	Gray, wet, very soft CLAY		WOH/24	0
21-22							
22-23				Continue boring as rod probe to determine clay thickness			
23-24							
24-25							
25-26							
26-27							
27-28							
28-29							
29-30							
30-31							
31-32							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
S = split-spoon sample; C = rock core sample; U = undisturbed

REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
Proportions used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)

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TEST BORING LOG

CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-2
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	69

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
32-33							
33-34							
34-35							
35-36							
36-37							
37-38							
38-39							
39-40				Gray very soft CLAY			
41-42							
42-43							
43-44				Continue boring as rod probe through very soft Clay			
44-45				to determine clay thickness.			
45-46							
46-47							
47-48							
48-49							
49-50							
50-51							
51-52							
52-53							
53-54							
54-55							
55-56							
56-57							
57-58							
58-59							
59-60							
60-61							
61-62							
62-63							
63-64							
64-65							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
S = split-spoon sample; C = rock core sample; U = undisturbed

REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
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TEST BORING LOG

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CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-2
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	69

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
65-66				Gray very soft CLAY			
66-67					67		
67-68				Increased rod resistance at 67 feet in granular materials			
68-69							
69-70					70		
71-72				Rod refusal at 70 feet. 50 blows/0 penetration			
72-73							
73-74							
74-75							
75-76							
76-77							
77-78							
78-79							
79-80							
80-81							
81-82							
82-83							
83-84							
84-85							
85-86							
86-87							
87-88							
88-89							
89-90							
90-91							
91-92							
92-93							
93-94							
94-95							
95-96							
96-97							
97-98							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
S = split-spoon sample; C = rock core sample; U = undisturbed

REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
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TEST BORING LOG

CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-3
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	69

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
0-1	S-1	0.5-2.5	12	3 in. bituminous concrete asphalt		16-16-6-6	22
1-2				S-1: Gray, moist, fine to coarse SAND, little Silt,			
2-3	S-2	2.5-4.5	4	some Gravel (probable bank-run gravel pavement material		8-12-12-6	24
3-4				S-2: Reddish brown, wet fine SAND, little Silt			
4-5							
5-6	S-3	5-7	10	Gray, wet, fine SAND, little Silt		1-2-3-3	5
6-7							
7-8	S-4	7-9	24	Gray, wet, fine SAND, little to some Silt		3-3-3-3	6
8-9							
9-10							
10-11	S-5	10-12	24	Similar to S-4.		2-2-4-4	6
11-12							
12-13	S-6	12-14	24	18 in. Similar to S-5.	13.5	2-2-1-1	0
13-14				Gray, wet, very soft CLAY			
14-15							
15-16				Field Vane Shear Test (FVST)-1: 15 to 15.8 ft.			
16-17	U-1	16-18	24	Undisturbed = 413 psf Remolded = 22 psf			
17-18				Undisturbed Shelby Tube sample U-1 from 16-18 ft.			
18-19				FVST-2: 18 to 18.8 ft.			
19-20				Undisturbed = 272 psf Remolded = 0 psf			
20-21				FVST-3: 18.6 to 19.4 ft			
21-22				Undisturbed = 152 psf Remolded = 0 psf			
22-23	U-2	22-24	24	Undisturbed Shelby Tube sample U-2 from 22-24 ft.			
23-24							
24-25							
25-26				Continue boring as rod probe to determine clay thickness			
26-27							
27-28							
28-29							
29-30							
30-31							
31-32							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
S = split-spoon sample; C = rock core sample; U = undisturbed

REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
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TEST BORING LOG

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CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-3
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	69

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
32-33							
33-34							
34-35							
35-36							
36-37							
37-38							
38-39							
39-40				Gray very soft CLAY			
41-42							
42-43							
43-44				Continue boring as rod probe through very soft Clay			
44-45				to determine clay thickness.			
45-46							
46-47							
47-48							
48-49							
49-50							
50-51							
51-52							
52-53							
53-54							
54-55							
55-56							
56-57							
57-58							
58-59							
59-60							
60-61							
61-62							
62-63							
63-64							
64-65							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
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REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
Proportions used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)

TEST BORING LOG

JTC inc. GEOTECHNICAL • CONSTRUCTION
CONSULTING TESTING INSPECTION

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CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-3
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	69

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
65-66							
66-67							
67-68							
68-69							
69-70							
71-72							
72-73							
73-74				Gray very soft CLAY			
74-75							
75-76							
76-77				Continue boring as rod probe through very soft Clay			
77-78				to determine clay thickness.			
78-79							
79-80							
80-81							
81-82							
82-83							
83-84							
84-85							
85-86							
86-87							
87-88							
88-89							
89-90							
90-91							
91-92							
92-93							
93-94							
94-95							
95-96							
96-97				Rod probe abrupt refusal at 102.5 feet			
97-98							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
S = split-spoon sample; C = rock core sample; U = undisturbed

REMARKS: *The stratification lines represent the approximate boundary between soil types and the transition may be gradual. Water level readings have been made in the test borings at times and under conditions stated in the test boring logs. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time measurements were made.*
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TEST BORING LOG

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CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-4
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	69.4

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
0-1	S-1	0.5-2.5	12	4 in. bituminous concrete asphalt		7-10-8-8	18
1-2				S-1: Gray, moist, fine to coarse SAND, little Silt,			
2-3	S-2	2.5-4.5	20	some Gravel (probable bank-run gravel pavement material		7-8-7-7	15
3-4				S-2: Gray, wet fine SAND, little Silt			
4-5	S-3	4.5-6.5	20	S-3: Similar to S-2.		1-2-1-2	3
5-6							
6-7	S-4	6.5-8.5	18	S-4: Gray, wet, fine SAND, little to some Silt		WOH/18 - 1	0
7-8							
8-9	S-5	8.5-10.5	24	6 in. Similar to S-4.	9	WOH/24	0
9-10				18 in. Gray, wet, very soft CLAY			
10-11							
11-12							
12-13				Field Vane Shear Test (FVST)-1: 12 to 12.8 ft.			
13-14				Undisturbed = 326 psf Remolded = 22 psf			
14-15	U-1	14-16	24	FVST-2: 12.8 to 13.6 ft.			
15-16				Undisturbed = 390 psf Remolded = 22 psf			
16-17				Undisturbed Shelby Tube sample U-1 from 14-16 ft.			
17-18				FVST-3: 16 to 16.8 ft.			
18-19				Undisturbed = 304 psf Remolded = 11 psf			
19-20				FVST-4: 16.8 to 17.6 ft			
20-21				Undisturbed = 304 psf Remolded = 11 psf			
21-22							
22-23							
23-24							
24-25							
25-26				Continue boring as rod probe to determine clay thickness			
26-27							
27-28							
28-29							
29-30							
30-31							
31-32							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
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TEST BORING LOG

CLIENT:	Seacoast Crane
PROJECT:	Portland Sports Complex
LOCATION:	Warren Street, Portland, ME
PROJECT No:	12-15-023
BORING No:	B-4
DATE:	5/11/2012
LOCATION:	See Plan
SURFACE EL:	69.4

TYPE OF BORING:	Drive & Wash
DRILLING Co:	Great Works Test Boring
RIG:	CME 85
DRILLER:	Pete Michaud
JTC REP.:	Carl Thunberg

GROUNDWATER OBSERVATIONS

DATE:	DEPTH:	TIME:
5/11/2012	3.5	While Drilling

FT	NO.	SAMPLE DEPTH (FT.)	REC. (IN.)	SOIL & ROCK CLASSIFICATION-DESCRIPTION BURMEISTER SYSTEM (SOIL) U.S. CORPS OF ENGINEERS SYSTEM (ROCK)	STRATUM CHANGE (FT.)	BLOWS PER 6 INCHES	SPT (N)
32-33							
33-34							
34-35							
35-36							
36-37							
37-38							
38-39							
39-40				Gray very soft CLAY			
41-42							
42-43							
43-44				Continue boring as rod probe through very soft Clay			
44-45				to determine clay thickness.			
45-46							
46-47							
47-48							
48-49							
49-50							
50-51					50		
51-52				Change in rod probe resistance at 50 feet in granular materials		17	
52-53						22	
53-54						25	
54-55						45	
55-56						40	
56-57					56.5	50/4	
57-58				Rod probe refusal at 56.5 ft. 50 blows/4 in. penetration			
58-59							
59-60							
60-61							
61-62							
62-63							
63-64							
64-65							

REMARKS:

Standard Penetration Tests (SPT) = 140# hammer falling 30" (ASTM D1586)
Blows are per 6 inches with a 24" long by 2" O.D. by 1 3/8" I.D. split spoon sampler unless otherwise noted
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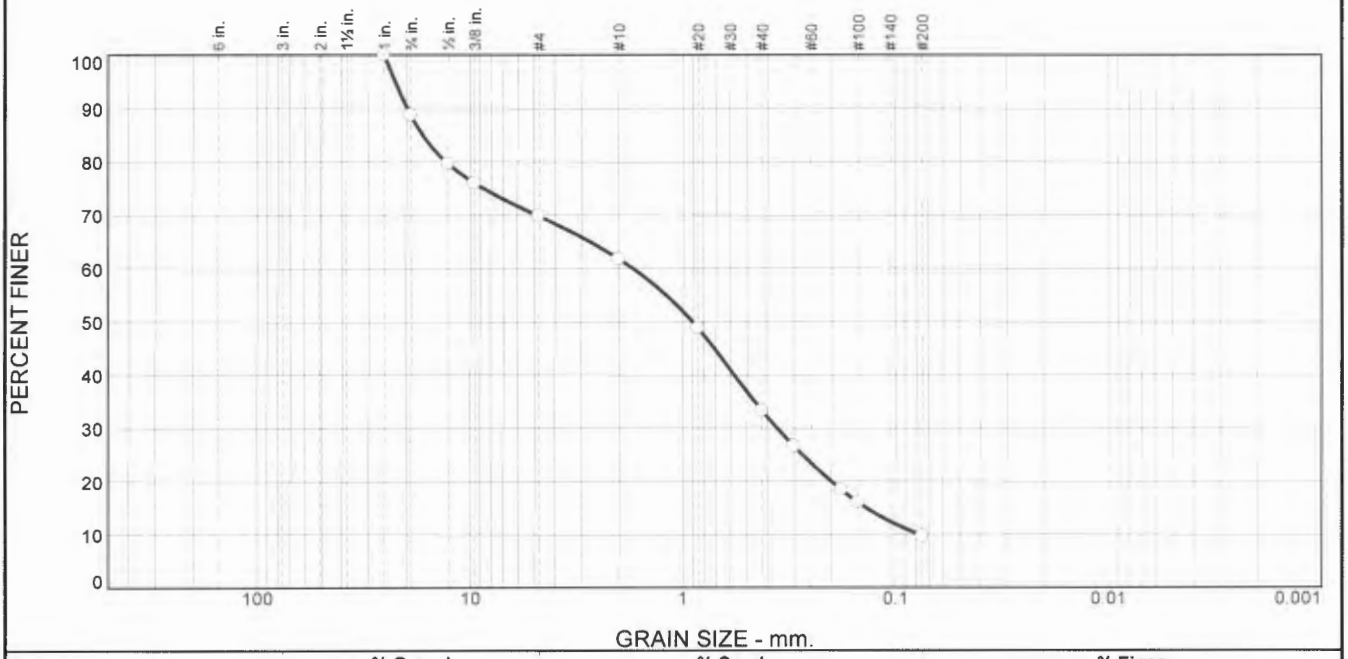
Proportions used: trace (0-10%), little (10-20%), some (20-35%), and (35-50%)

SOIL LABORATORY REPORTS

Particle Size Distribution Report



% Cobbles	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	11.2	19.0	8.0	28.5	23.6	9.7	

Test Results (ASTM C 136 & ASTM C 117)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1	100.0		
3/4	88.8		
1/2	79.7		
3/8	76.0		
#4	69.8		
#10	61.8		
#20	48.8		
#40	33.3		
#50	26.6		
#80	18.4		
#100	16.0		
#200	9.7		

* (no specification provided)

Material Description

TBD

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= AASHTO (M 145)=

Coefficients

D_{90}= 19.7370 D_{85}= 16.6942 D_{60}= 1.7192
D_{50}= 0.9019 D_{30}= 0.3610 D_{15}= 0.1371
D_{10}= 0.0778 C_u= 22.10 C_c= 0.97

Remarks

Date Received: 6-5-12 **Date Tested:** 6-8-12

Tested By: Scott TeBordo

Checked By: Derek Richards

Title: Branch Manager

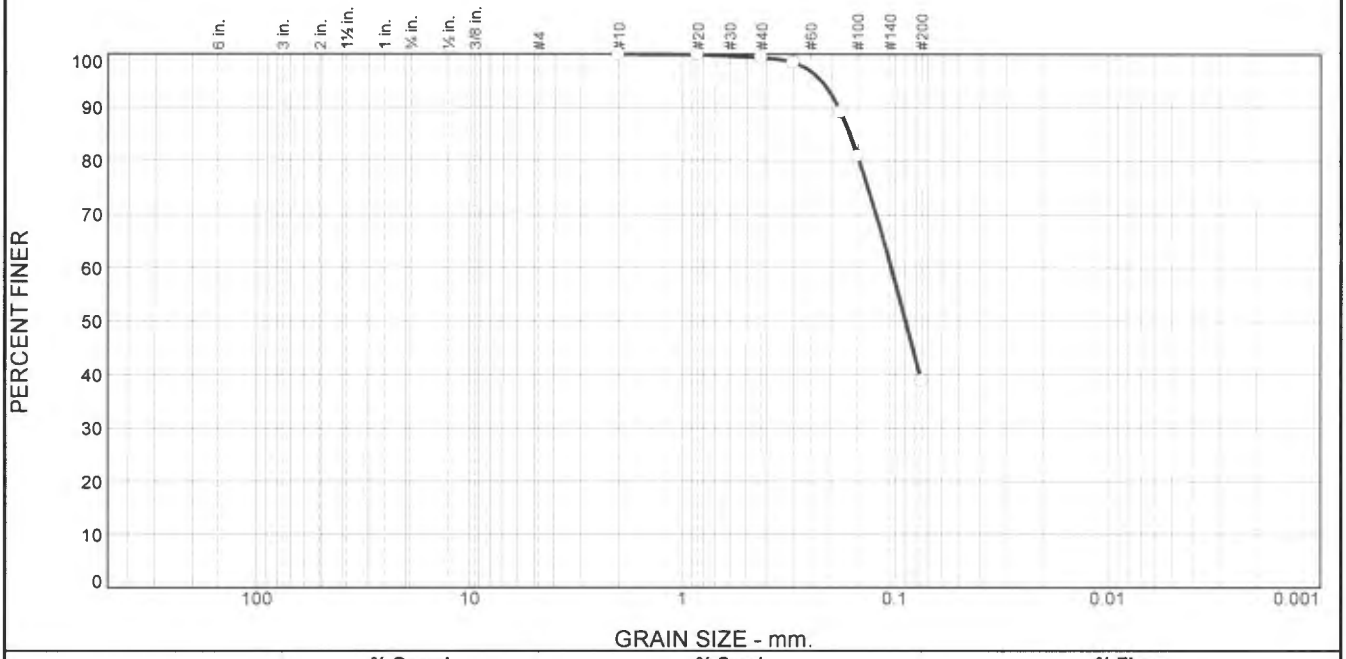
Location: B-4, S-1, 0.5-2.5 **Date Sampled:** 6-5-12
Sample Number: 12-018 **Depth:** GEO

JOHN TURNER
Dover, NH

Client: Seacoast Crane
Project: Portland Sports Complex

Project No: 12-15-023 **Figure** 001

Particle Size Distribution Report



% Cobbles	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	0.7	60.5	38.8	

Test Results (ASTM C 136 & ASTM C 117)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
#10	100.0		
#20	99.9		
#40	99.3		
#50	98.4		
#80	89.1		
#100	80.8		
#200	38.8		

* (no specification provided)

Material Description

TBD

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= AASHTO (M 145)=

Coefficients

D_{90}= 0.1847 D_{85}= 0.1635 D_{60}= 0.1043
D_{50}= 0.0891 D_{30}= D_{15}=
D_{10}= C_u= C_c=

Remarks

Date Received: 6-5-12 **Date Tested:** 6-8-12

Tested By: Scott TeBordo

Checked By: Derek Richards

Title: Branch Manager

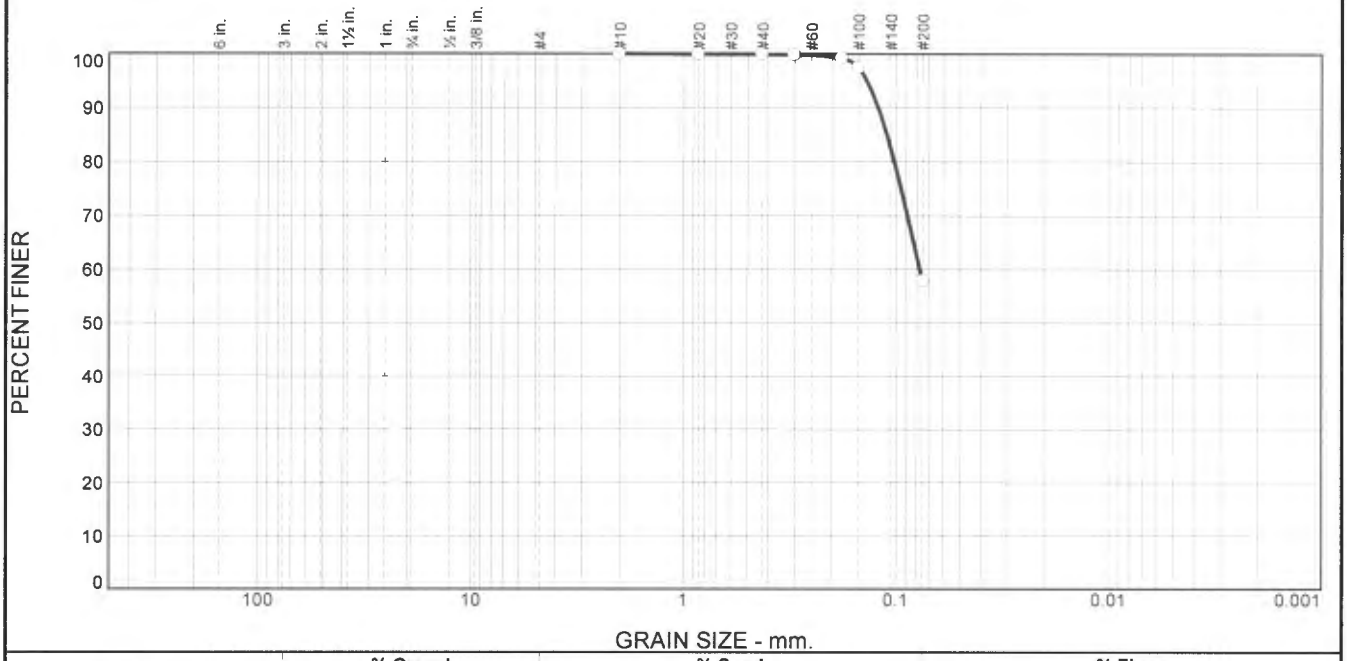
Location: B-4, S-2, 2.5-4.5 **Date Sampled:** 6-5-12
Sample Number: 12-019 **Depth:** GEO

JOHN TURNER
Dover, NH

Client: Seacoast Crane
Project: Portland Sports Complex

Project No: 12-15-023 **Figure** 002

Particle Size Distribution Report



% Cobbles	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	0.1	42.1	57.8	

Test Results (ASTM C 136 & ASTM C 117)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
#10	100.0		
#20	100.0		
#40	99.9		
#50	99.9		
#80	99.2		
#100	97.5		
#200	57.8		

* (no specification provided)

Material Description

TBD

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= AASHTO (M 145)=

Coefficients

D_{90}= 0.1213 D_{85}= 0.1105 D_{60}= 0.0772
D_{50}= D_{30}= D_{15}=
D_{10}= C_u= C_c=

Remarks

Date Received: 6-5-12 **Date Tested:** 6-8-12

Tested By: Scott TeBordo

Checked By: Derek Richards

Title: Branch Manager

Location: B-3, S-2, 5-7 **Date Sampled:** 6-5-12

Sample Number: 12-020 **Depth:** GEO

JOHN TURNER
Dover, NH

Client: Seacoast Crane

Project: Portland Sports Complex

Project No: 12-15-023 **Figure** 003

REPORT OF ATTERBERG LIMITS TEST RESULTS

CLIENT: Seacoast Crane

PROJECT: Portland Sports Complex

DATE: 6-14-12

REPORT #: 12-15-023-004

Sampled Source: B-1, S-5 12-14

Soil Type: TBD

Soil ID#: 12-021

Intended Use: GEO

Date Received: 6-5-12

Sampled By: Carl T.

Method Used: ASTM D 4318

Tested By: Scott TeBordo

ATTERBERG LIMITS TEST RESULTS

Plastic Limit: 19

Liquid Limit: 36

Plasticity Index: 17

Remarks:

NH ME MA CONSULTJTC.COM

JOHN TURNER CONSULTING, INC.

19 DOVER STREET
DOVER NH 03820
T 603.749.1841 F 603.516.6851

6 CLINTON AVENUE
WESTFIELD MA 01085
T 413.642.0138 F 413.642.0164

585 RIVERSIDE STREET, #73
PORTLAND ME 04103
T 207.883.7878

REPORT OF ATTERBERG LIMITS TEST RESULTS

CLIENT: Seacoast Crane

PROJECT: Portland Sports Complex

DATE: 6-14-12

REPORT #: 12-15-023-005

Sampled Source: B-2, S-7, 14-16

Soil Type: TBD

Soil ID#: 12-022

Intended Use: GEO

Date Received: 6-5-12

Sampled By: Carl T.

Method Used: ASTM D 4318

Tested By: Scott TeBordo

ATTERBERG LIMITS TEST RESULTS

Plastic Limit: 24

Liquid Limit: 37

Plasticity Index: 13

Remarks:

NH ME MA CONSULTJTC.COM

JOHN TURNER CONSULTING, INC.

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DOVER NH 03820
T 603.749.1841 F 603.516.6851

6 CLINTON AVENUE
WESTFIELD MA 01085
T 413.642.0138 F 413.642.0164

585 RIVERSIDE STREET, #73
PORTLAND ME 04103
T 207.883.7878

REPORT OF ATTERBERG LIMITS TEST RESULTS

CLIENT: Seacoast Crane

PROJECT: Portland Sports Complex

DATE: 6-14-12

REPORT #: 12-15-023-006

Sampled Source: B-4, S-5, 8.5-10.5

Soil Type: TBD

Soil ID#: 12-022

Intended Use: GEO

Date Received: 6-5-12

Sampled By: Carl T.

Method Used: ASTM D 4318

Tested By: Scott TeBordo

ATTERBERG LIMITS TEST RESULTS

Plastic Limit: 22

Liquid Limit: 40

Plasticity Index: 18

Remarks:

JOHN TURNER CONSULTING, INC.

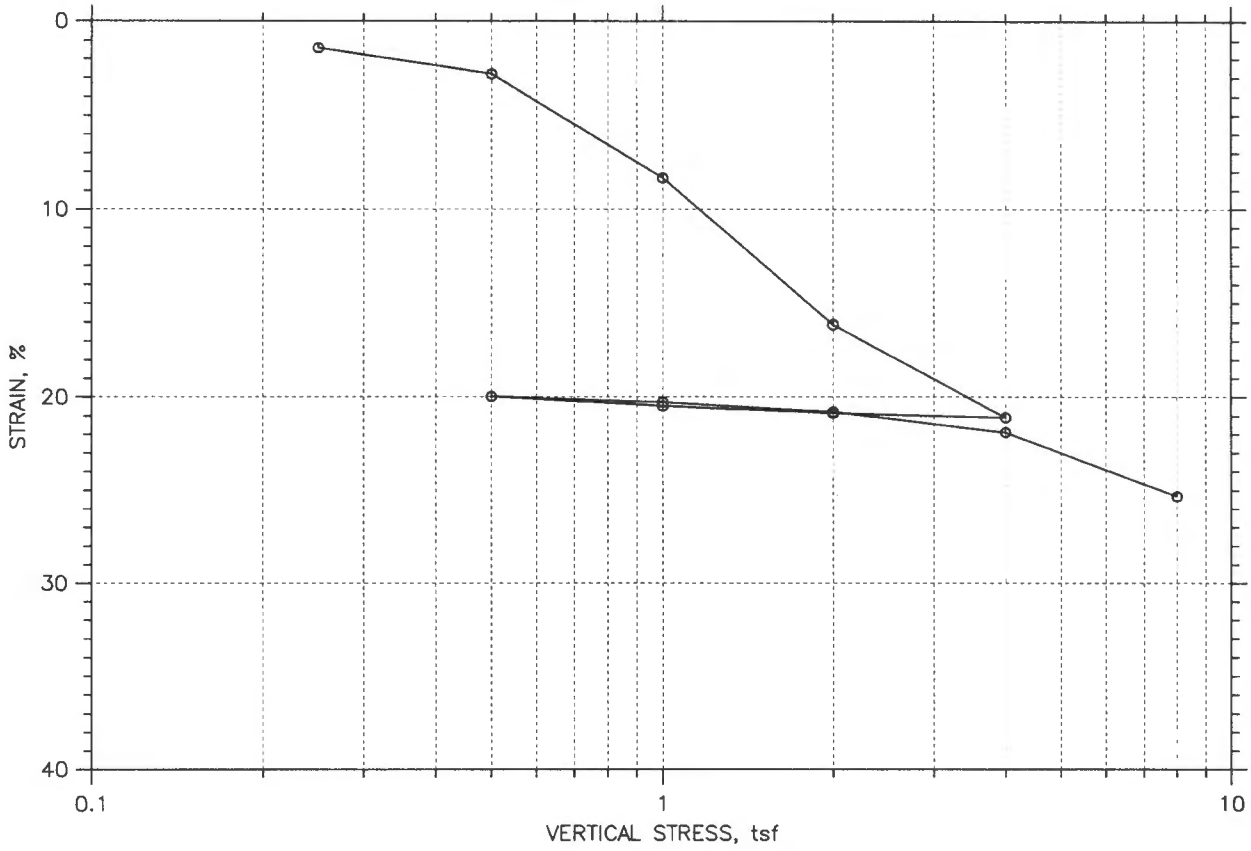
19 DOVER STREET
DOVER NH 03820
T 603.749.1841 F 603.516.6851

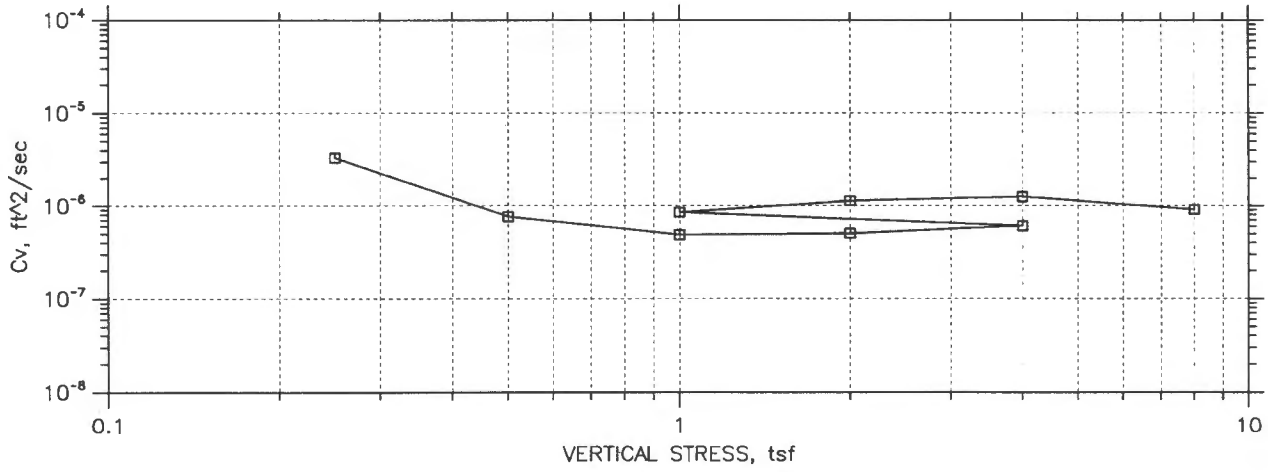
6 CLINTON AVENUE
WESTFIELD MA 01085
T 413.642.0138 F 413.642.0164

585 RIVERSIDE STREET, #73
PORTLAND ME 04103
T 207.883.7878

One-Dimensional Consolidation by ASTM D 2435 - Method B

SUMMARY REPORT

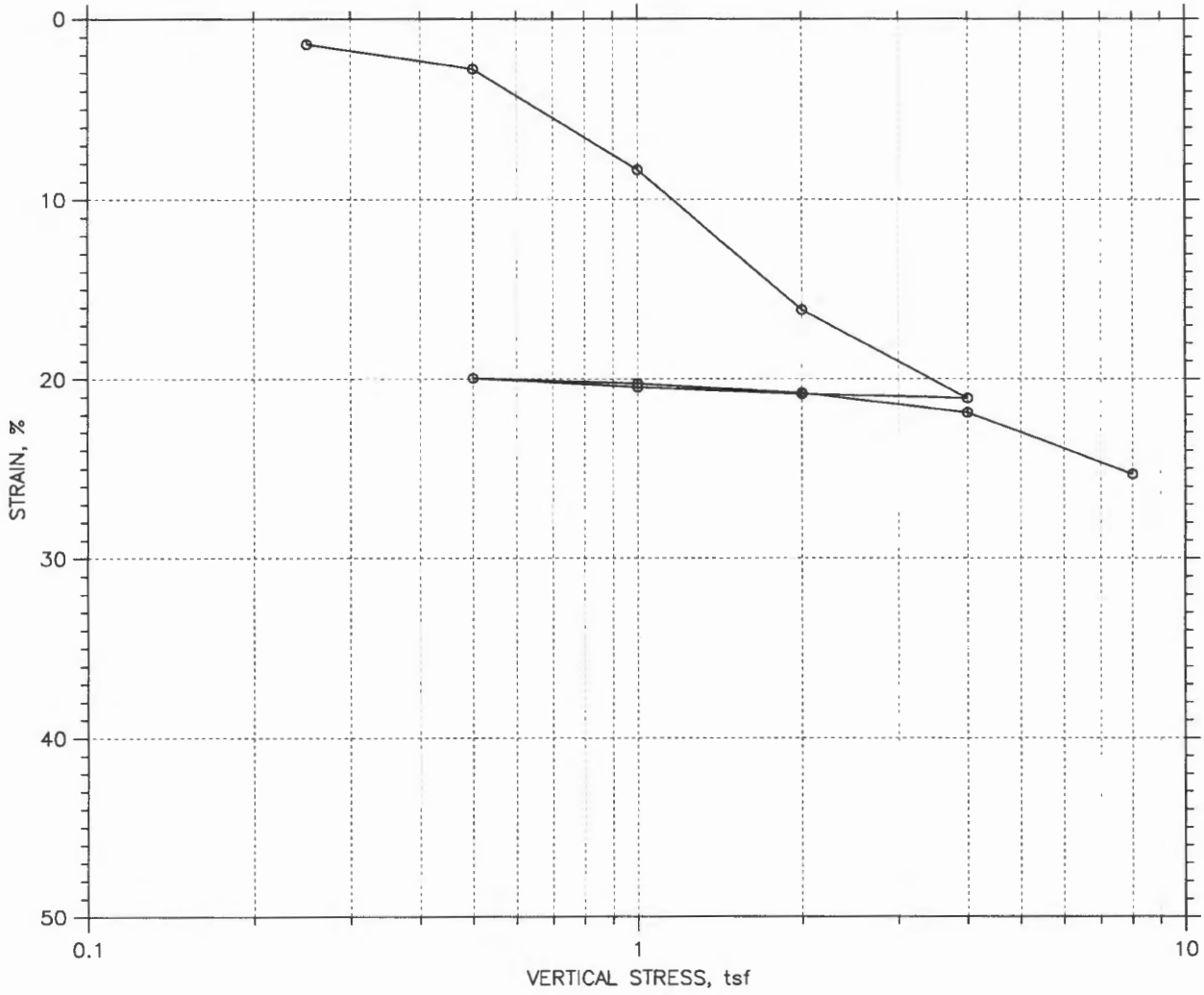




GeoTesting EXPRESS	Project: Portland Sports Complex	Location: Portland, ME	Project No.: GTX-11834
	Boring No.: B-4	Tested By: md	Checked By: jdt
	Sample No.: U-1	Test Date: 5/22/12	Test No.: IP-2
	Depth: 14-16 ft	Sample Type: intact	Elevation: ---
	Description: Wet, gray silty clay		
	Remarks: System Y		
	Displacement at End of Increment		

One-Dimensional Consolidation by ASTM D 2435 - Method B

SUMMARY REPORT



					Before Test	After Test
Overburden Pressure: ---				Water Content, %	52.49	31.53
Preconsolidation Pressure: ---				Dry Unit Weight, pcf	70.787	93.141
Compression Index: ---				Saturation, %	99.61	100.00
Diameter: 2.5 in		Height: 1 in		Void Ratio	1.48	0.89
LL: ---	PL: ---	PI: ---	GS: 2.82			

GeoTesting EXPRESS	Project: Portland Sports Complex	Location: Portland, ME	Project No.: GTX-11834
	Boring No.: B-4	Tested By: md	Checked By: jdt
	Sample No.: U-1	Test Date: 5/22/12	Test No.: IP-2
	Depth: 14-16 ft	Sample Type: intact	Elevation: ---
	Description: Wet, gray silty clay		
	Remarks: System Y		
	Displacement at End of Increment		

One-Dimensional Consolidation by ASTM D 2435 - Method B

Project: Portland Sports Complex
Boring No.: B-4
Sample No.: U-1
Test No.: IP-2

Location: Portland, ME
Tested By: md
Test Date: 5/22/12
Sample Type: intact

Project No.: GTX-11834
Checked By: jdt
Depth: 14-16 ft
Elevation: ---

Soil Description: Wet, gray silty clay
Remarks: System Y

Estimated Specific Gravity: 2.82
Initial Void Ratio: 1.48
Final Void Ratio: 0.888

Liquid Limit: ---
Plastic Limit: ---
Plasticity Index: ---

Specimen Diameter: 2.50 in
Initial Height: 1.00 in
Final Height: 0.76 in

	Before Consolidation		After Consolidation	
	Trimmings	Specimen+Ring	Specimen+Ring	Trimmings
Container ID	9940	RING		8392
Wt. Container + Wet Soil, gm	438.82	248.24	229.12	126.20
Wt. Container + Dry Soil, gm	291.67	200.36	200.36	97.920
Wt. Container, gm	7.5200	109.15	109.15	8.2300
Wt. Dry Soil, gm	284.15	91.211	91.211	89.690
Water Content, %	51.79	52.49	31.53	31.53
Void Ratio	---	1.48	0.888	---
Degree of Saturation, %	---	99.61	100.00	---
Dry Unit Weight, pcf	---	70.787	93.141	---

Note: Specific Gravity and Void Ratios are calculated assuming the degree of saturation equals 100% at the end of the test. Therefore, values may not represent actual values for the specimen.

One-Dimensional Consolidation by ASTM D 2435 - Method B

Project: Portland Sports Complex
Boring No.: B-4
Sample No.: U-1
Test No.: IP-2

Location: Portland, ME
Tested By: md
Test Date: 5/22/12
Sample Type: intact

Project No.: GTX-11834
Checked By: jdt
Depth: 14-16 ft
Elevation: ---

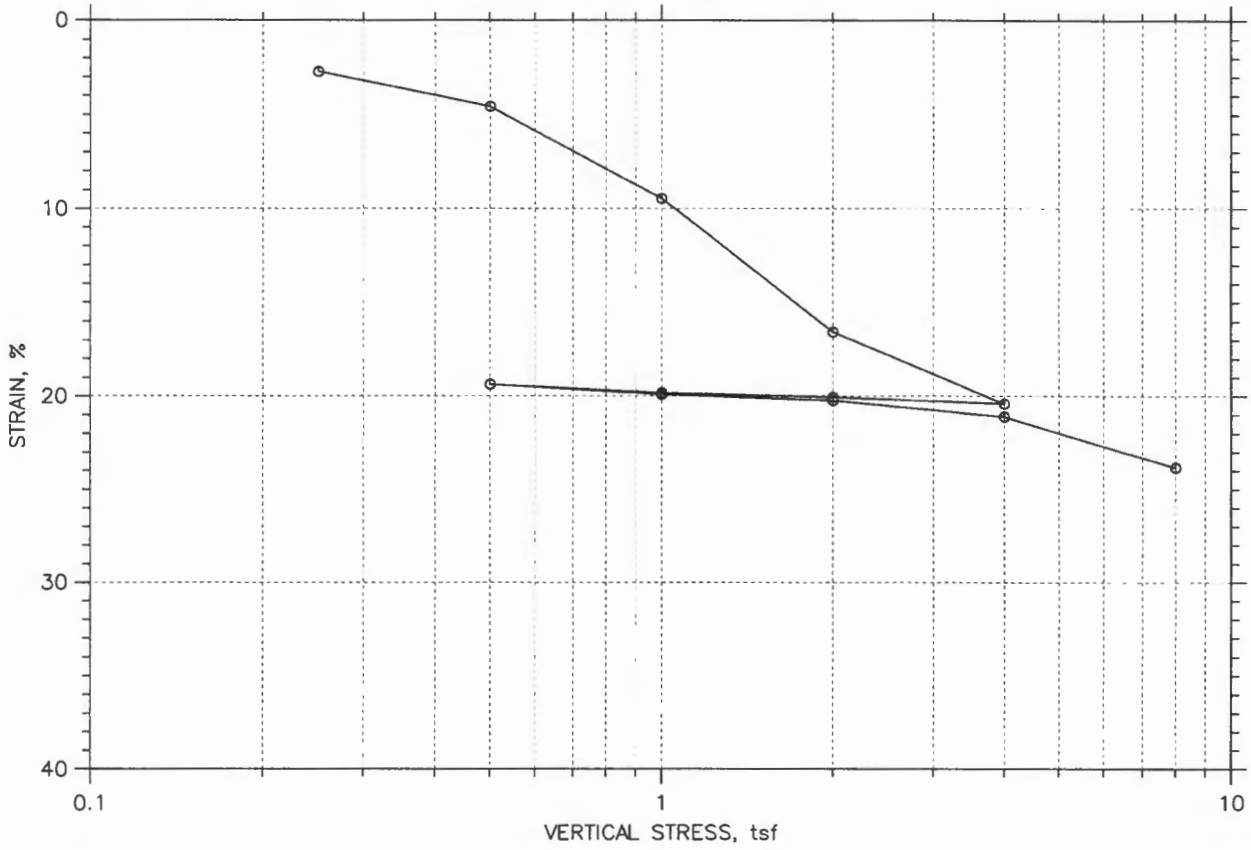
Soil Description: Wet, gray silty clay
Remarks: System Y
Displacement at End of Increment

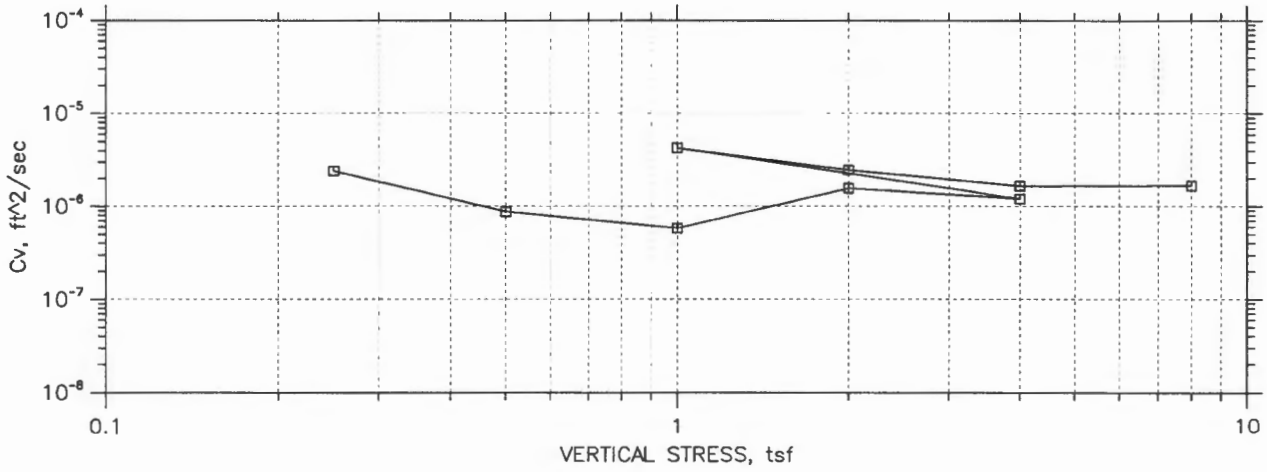
	Applied Stress tsf	Final Displacement in	Void Ratio	Strain at End %	Sq.Rt T90 min	Cv ft^2/sec	Mv 1/tsf	k ft/day
1	0.250	0.01413	1.45	1.41	8.513	2.84e-006	5.65e-002	4.33e-004
2	0.500	0.02793	1.42	2.79	24.138	9.74e-007	5.52e-002	1.45e-004
3	1.00	0.08328	1.28	8.33	42.899	5.10e-007	1.11e-001	1.52e-004
4	2.00	0.1613	1.08	16.1	34.140	5.54e-007	7.80e-002	1.16e-004
5	4.00	0.2108	0.961	21.1	26.517	6.13e-007	2.48e-002	4.09e-005
6	2.00	0.2085	0.967	20.8	2.231	6.87e-006	1.18e-003	2.18e-005
7	1.00	0.2047	0.976	20.5	7.566	2.04e-006	3.78e-003	2.08e-005
8	0.500	0.1996	0.989	20.0	17.736	8.81e-007	1.02e-002	2.41e-005
9	1.00	0.2027	0.981	20.3	11.662	1.34e-006	6.27e-003	2.27e-005
10	2.00	0.2078	0.968	20.8	10.507	1.47e-006	5.11e-003	2.03e-005
11	4.00	0.2188	0.941	21.9	13.805	1.10e-006	5.48e-003	1.63e-005
12	8.00	0.2532	0.855	25.3	15.866	9.03e-007	8.61e-003	2.10e-005

	Applied Stress tsf	Final Displacement in	Void Ratio	Strain at End %	Log T50 min	Cv ft^2/sec	Mv 1/tsf	k ft/day	Ca %
1	0.250	0.01413	1.45	1.41	0.000	0.00e+000	5.65e-002	0.00e+000	0.00e+000
2	0.500	0.02793	1.42	2.79	0.000	0.00e+000	5.52e-002	0.00e+000	0.00e+000
3	1.00	0.08328	1.28	8.33	9.939	5.12e-007	1.11e-001	1.53e-004	0.00e+000
4	2.00	0.1613	1.08	16.1	9.204	4.77e-007	7.80e-002	1.00e-004	0.00e+000
5	4.00	0.2108	0.961	21.1	5.464	6.91e-007	2.48e-002	4.62e-005	0.00e+000
6	2.00	0.2085	0.967	20.8	0.000	0.00e+000	1.18e-003	0.00e+000	0.00e+000
7	1.00	0.2047	0.976	20.5	0.000	0.00e+000	3.78e-003	0.00e+000	0.00e+000
8	0.500	0.1996	0.989	20.0	3.665	9.90e-007	1.02e-002	2.71e-005	0.00e+000
9	1.00	0.2027	0.981	20.3	4.433	8.21e-007	6.27e-003	1.39e-005	0.00e+000
10	2.00	0.2078	0.968	20.8	3.398	1.06e-006	5.11e-003	1.46e-005	0.00e+000
11	4.00	0.2188	0.941	21.9	2.724	1.29e-006	5.48e-003	1.91e-005	0.00e+000
12	8.00	0.2532	0.855	25.3	3.706	8.98e-007	8.61e-003	2.08e-005	0.00e+000

One-Dimensional Consolidation by ASTM D 2435 - Method B

SUMMARY REPORT

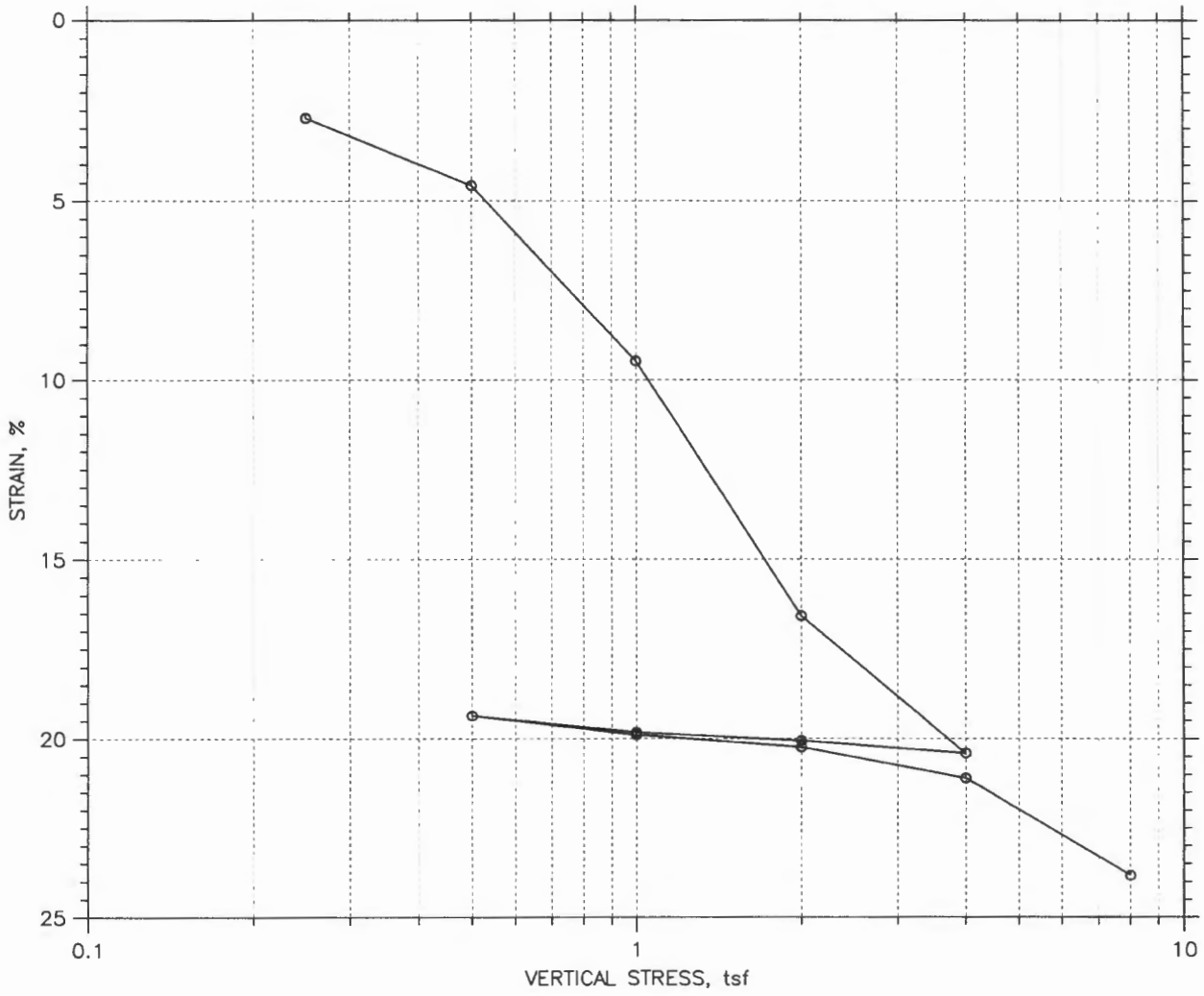




GeoTesting EXPRESS	Project: Portland Sports Complex	Location: Portland, ME	Project No.: GTX-11834
	Boring No.: B-3	Tested By: md	Checked By: jdt
	Sample No.: U-2	Test Date: 5/22/12	Test No.: IP-1
	Depth: 22-24 ft	Sample Type: intact	Elevation: ---
	Description: Wet, gray silty clay		
	Remarks: System W		
	Displacement at End of Increment		

One-Dimensional Consolidation by ASTM D 2435 - Method B

SUMMARY REPORT



					Before Test	After Test
Overburden Pressure: ---				Water Content, %	40.86	26.55
Preconsolidation Pressure: ---				Dry Unit Weight, pcf	80.529	100.66
Compression Index: ---				Saturation, %	97.16	100.00
Diameter: 2.5 in		Height: 1 in		Void Ratio	1.19	0.75
LL: ---	PL: ---	PI: ---	GS: 2.82			

GeoTesting EXPRESS	Project: Portland Sports Complex	Location: Portland, ME	Project No.: GTX-11834
	Boring No.: B-3	Tested By: md	Checked By: jdt
	Sample No.: U-2	Test Date: 5/22/12	Test No.: IP-1
	Depth: 22-24 ft	Sample Type: intact	Elevation: ---
	Description: Wet, gray silty clay		
	Remarks: System W		
	Displacement at End of Increment		

One-Dimensional Consolidation by ASTM D 2435 - Method B

Project: Portland Sports Complex
Boring No.: B-3
Sample No.: U-2
Test No.: IP-1

Location: Portland, ME
Tested By: md
Test Date: 5/22/12
Sample Type: intact

Project No.: GTX-11834
Checked By: jdt
Depth: 22-24 ft
Elevation: ---

Soil Description: Wet, gray silty clay
Remarks: System W

Estimated Specific Gravity: 2.82
Initial Void Ratio: 1.19
Final Void Ratio: 0.748

Liquid Limit: ---
Plastic Limit: ---
Plasticity Index: ---

Specimen Diameter: 2.50 in
Initial Height: 1.00 in
Final Height: 0.80 in

	Before Consolidation		After Consolidation	
	Trimmings	Specimen+Ring	Specimen+Ring	Trimmings
Container ID	9941	RING		8758
Wt. Container + Wet Soil, gm	370.35	255.68	240.83	134.41
Wt. Container + Dry Soil, gm	261.57	213.28	213.28	107.95
Wt. Container, gm	7.5100	109.52	109.52	8.2800
Wt. Dry Soil, gm	254.06	103.76	103.76	99.670
Water Content, %	42.82	40.86	26.55	26.55
Void Ratio	---	1.19	0.748	---
Degree of Saturation, %	---	97.16	100.00	---
Dry Unit Weight, pcf	---	80.529	100.66	---

Note: Specific Gravity and Void Ratios are calculated assuming the degree of saturation equals 100% at the end of the test. Therefore, values may not represent actual values for the specimen.

One-Dimensional Consolidation by ASTM D 2435 - Method B

Project: Portland Sports Complex
Boring No.: B-3
Sample No.: U-2
Test No.: IP-1

Location: Portland, ME
Tested By: md
Test Date: 5/22/12
Sample Type: intact

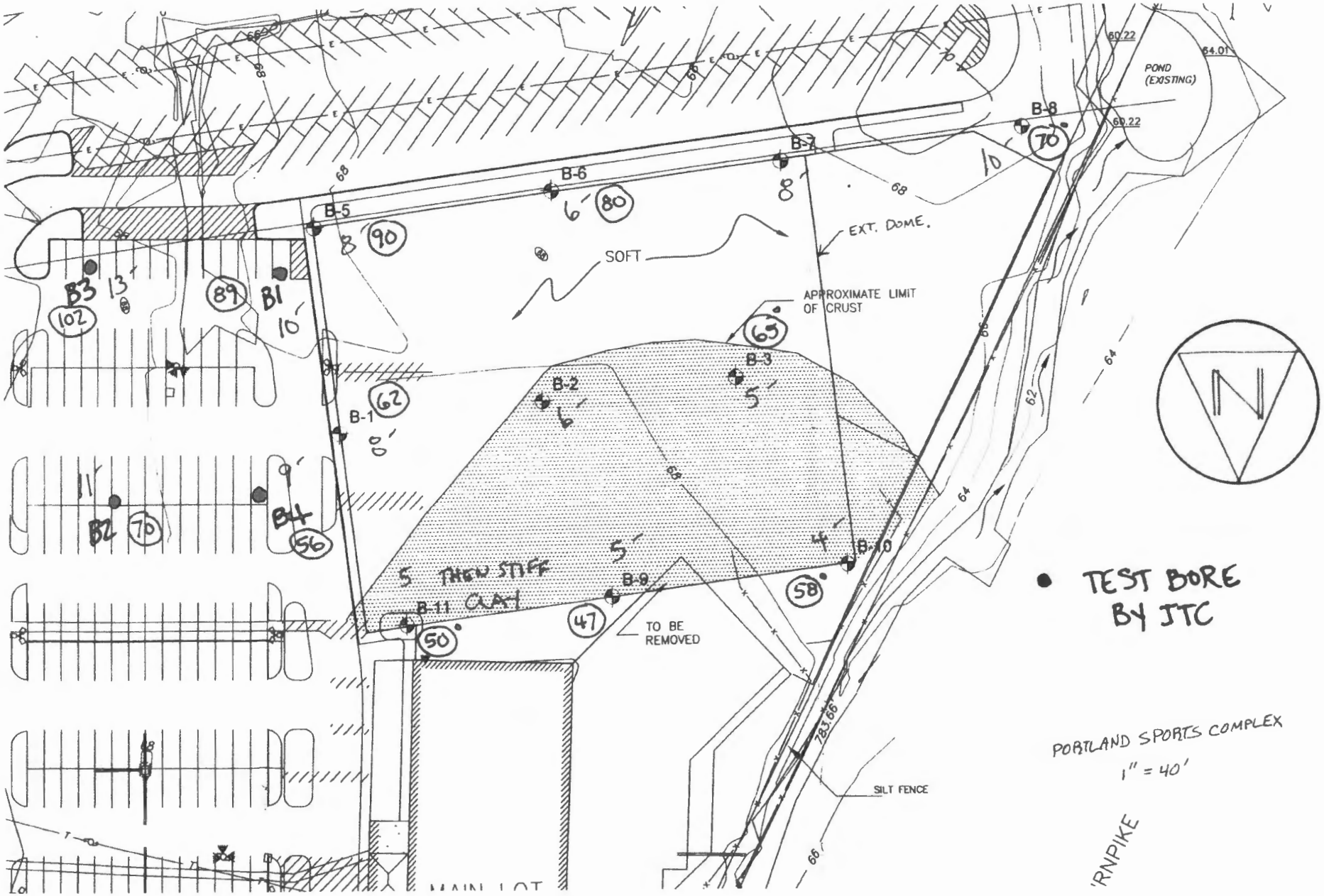
Project No.: GTX-11834
Checked By: jdt
Depth: 22-24 ft
Elevation: ---

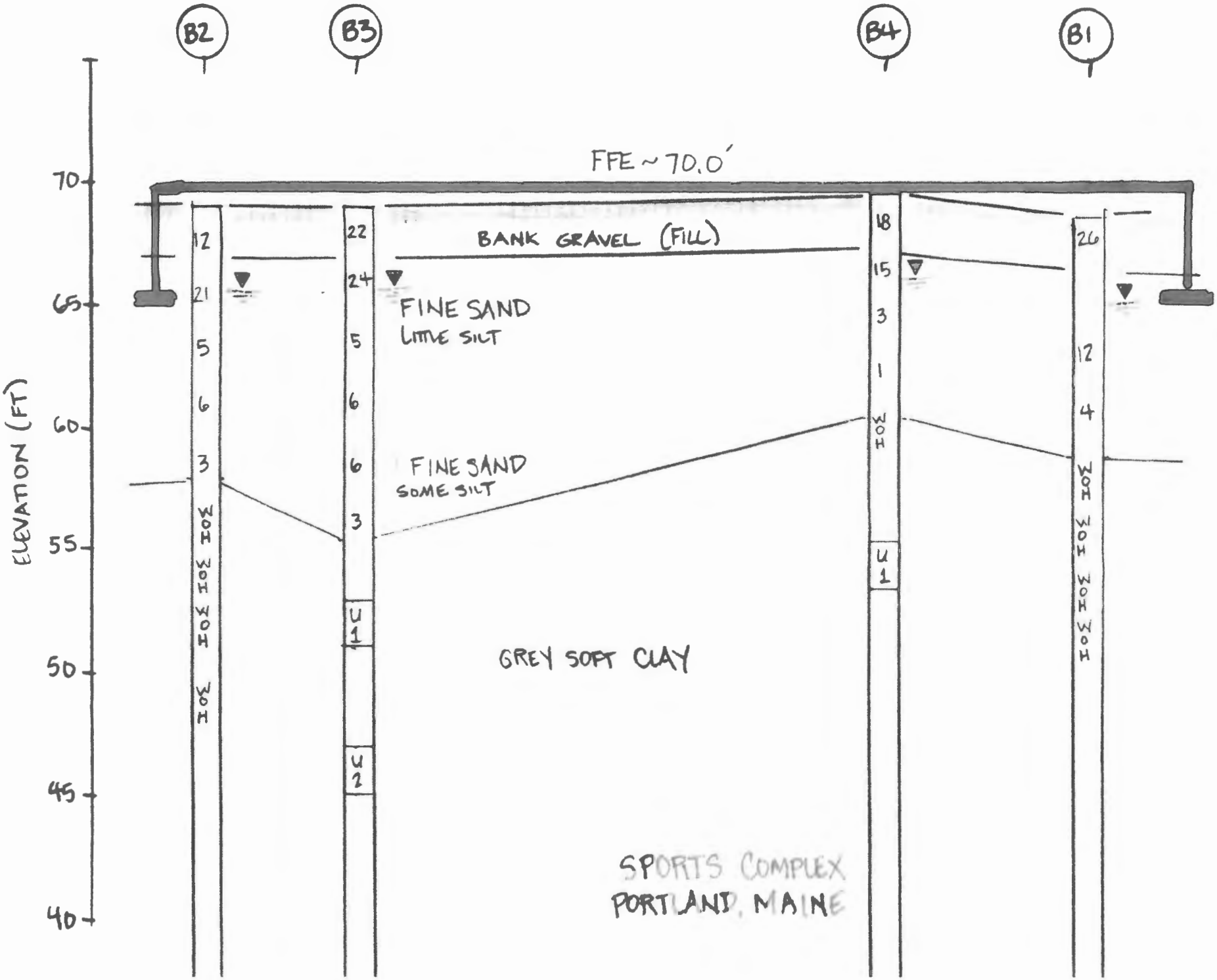
Soil Description: Wet, gray silty clay
Remarks: System W
Displacement at End of Increment

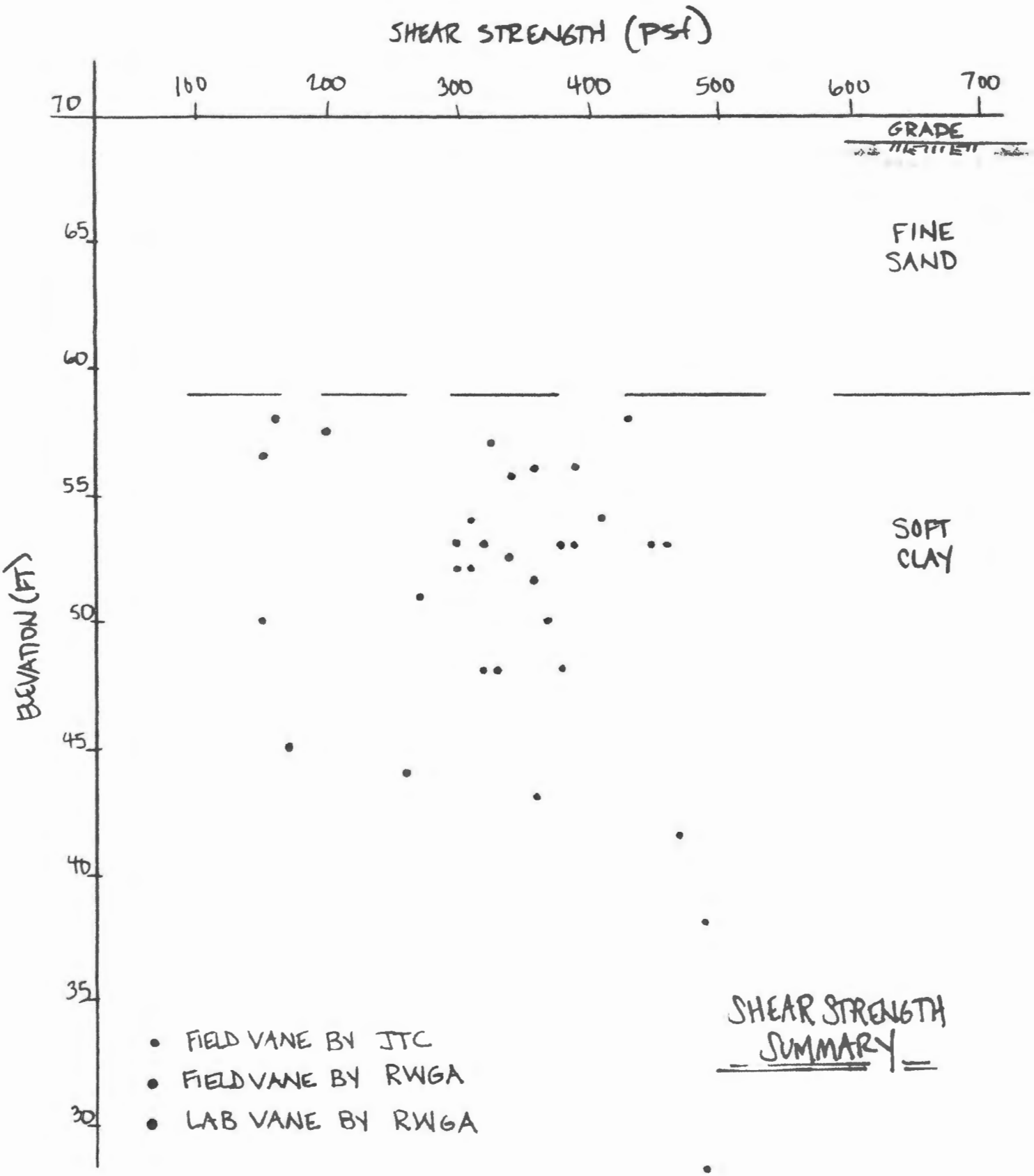
	Applied Stress tsf	Final Displacement in	Void Ratio	Strain at End %	Sq.Rt T90 min	Cv ft^2/sec	Mv 1/tsf	k ft/day
1	0.250	0.02711	1.13	2.71	9.541	2.50e-006	1.08e-001	7.32e-004
2	0.500	0.04565	1.09	4.57	39.738	5.73e-007	7.42e-002	1.15e-004
3	1.00	0.09462	0.979	9.46	33.359	6.36e-007	9.79e-002	1.68e-004
4	2.00	0.1657	0.824	16.6	13.676	1.36e-006	7.10e-002	2.60e-004
5	4.00	0.2040	0.740	20.4	13.359	1.22e-006	1.92e-002	6.31e-005
6	2.00	0.2005	0.747	20.1	2.662	5.87e-006	1.73e-003	2.74e-005
7	1.00	0.1982	0.752	19.8	4.755	3.31e-006	2.34e-003	2.09e-005
8	0.500	0.1935	0.763	19.4	11.851	1.34e-006	9.36e-003	3.38e-005
9	1.00	0.1989	0.751	19.9	3.927	4.04e-006	1.08e-002	1.17e-004
10	2.00	0.2023	0.743	20.2	4.239	3.70e-006	3.42e-003	3.41e-005
11	4.00	0.2110	0.724	21.1	12.179	1.27e-006	4.33e-003	1.48e-005
12	8.00	0.2383	0.665	23.8	7.519	1.96e-006	6.82e-003	3.61e-005

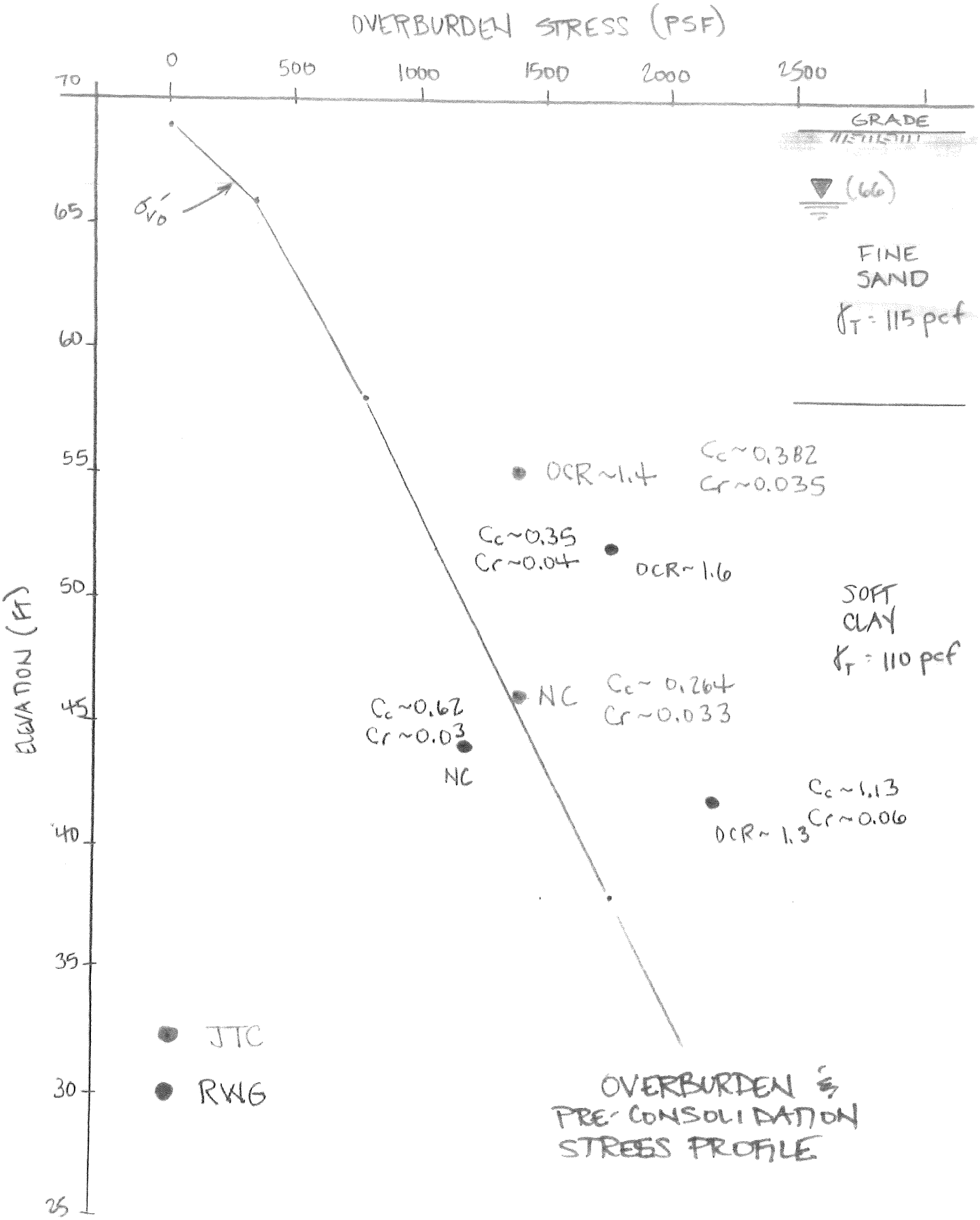
	Applied Stress tsf	Final Displacement in	Void Ratio	Strain at End %	Log T50 min	Cv ft^2/sec	Mv 1/tsf	k ft/day	Ca %
1	0.250	0.02711	1.13	2.71	0.000	0.00e+000	1.08e-001	0.00e+000	0.00e+000
2	0.500	0.04565	1.09	4.57	3.779	1.40e-006	7.42e-002	2.80e-004	0.00e+000
3	1.00	0.09462	0.979	9.46	8.979	5.49e-007	9.79e-002	1.45e-004	0.00e+000
4	2.00	0.1657	0.824	16.6	2.628	1.64e-006	7.10e-002	3.14e-004	0.00e+000
5	4.00	0.2040	0.740	20.4	3.157	1.20e-006	1.92e-002	6.20e-005	0.00e+000
6	2.00	0.2005	0.747	20.1	0.000	0.00e+000	1.73e-003	0.00e+000	0.00e+000
7	1.00	0.1982	0.752	19.8	0.000	0.00e+000	2.34e-003	0.00e+000	0.00e+000
8	0.500	0.1935	0.763	19.4	0.000	0.00e+000	9.36e-003	0.00e+000	0.00e+000
9	1.00	0.1989	0.751	19.9	0.000	0.00e+000	1.08e-002	0.00e+000	0.00e+000
10	2.00	0.2023	0.743	20.2	1.769	2.06e-006	3.42e-003	1.90e-005	0.00e+000
11	4.00	0.2110	0.724	21.1	1.433	2.50e-006	4.33e-003	2.92e-005	0.00e+000
12	8.00	0.2383	0.665	23.8	2.141	1.60e-006	6.82e-003	2.95e-005	0.00e+000

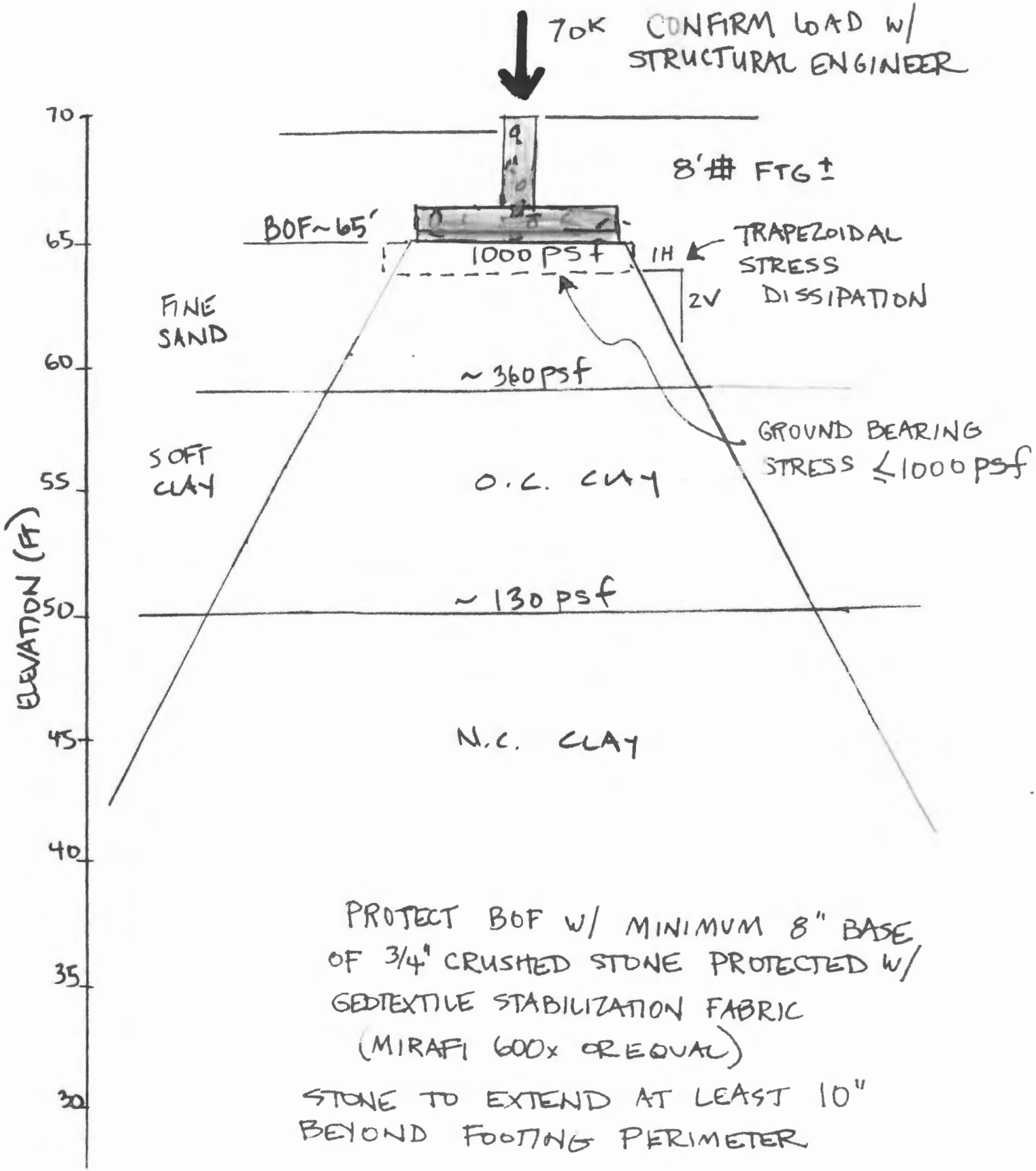
Analyses


B-1
B-2
B-3
B-5
B-6
B-7
B-8
B-9
B-10
B-11
B1
B2
B3
B4
SOFT
EXT. DOME.
APPROXIMATE LIMIT OF CRUST
5' THIN STIFF CLAY
TO BE REMOVED
SILT FENCE
POND (EXISTING)
MAIN LOT
783.66
60.22
64.01
PORTLAND SPORTS COMPLEX
1" = 40'
• TEST BORE BY JTC
(X) DEPTH TO REFUSAL
X': DEPTH OF SAND ±


B2
B3
B4
B1
FFE ~ 70.0'
ELEVATION (FT)
70
65
60
55
50
45
40
BANK GRAVEL (FILL)
FINE SAND
LITTLE SILT
FINE SAND
SOME SILT
GREY SOFT CLAY
12
21
5
6
3
WOH WOH WOH WOH
22
24
5
6
6
3
U1
U2
18
15
3
1
WOH
U1
26
12
4
WOH WOH WOH WOH
SPORTS COMPLEX
PORTLAND, MAINE

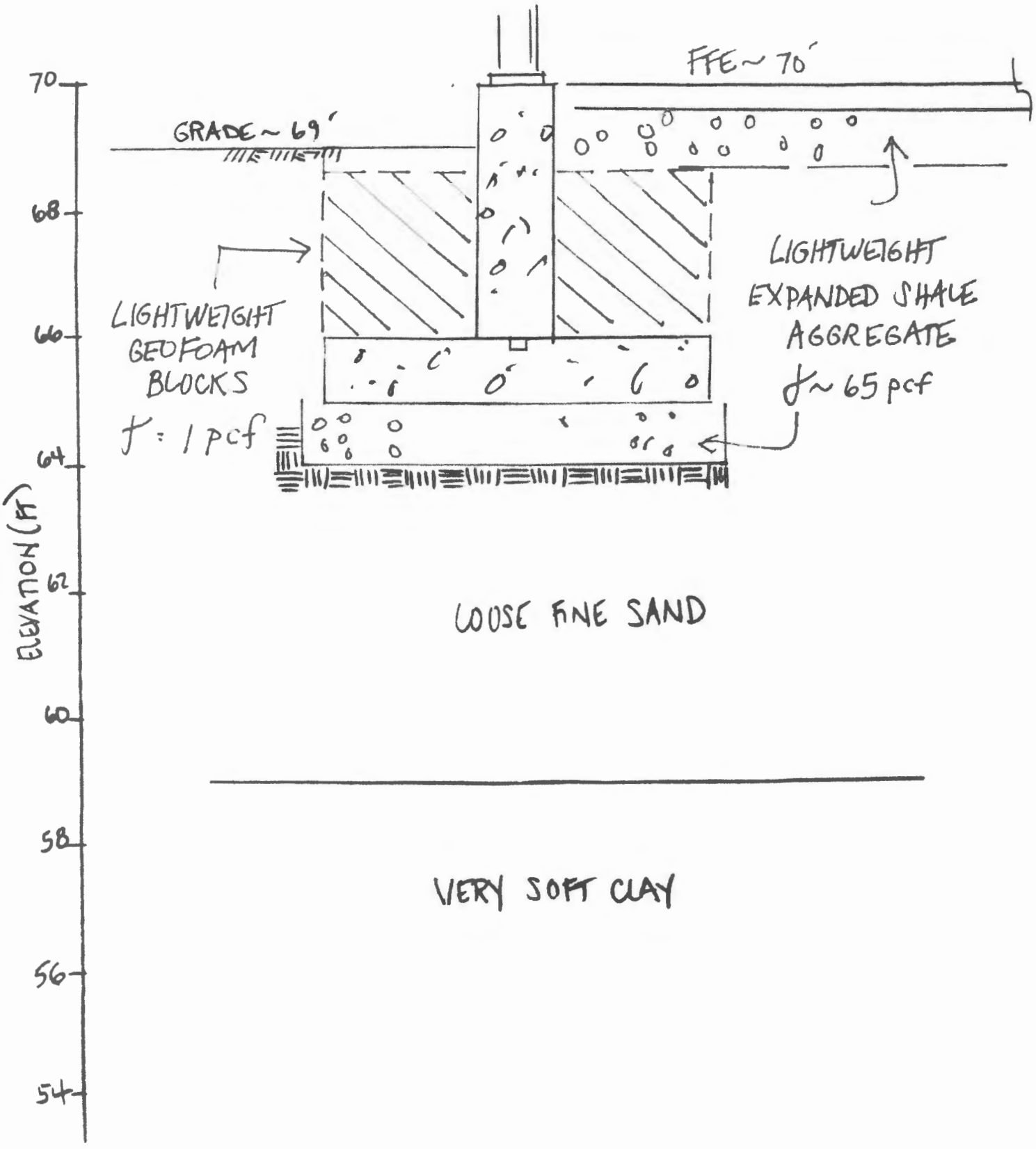

SHEAR STRENGTH (psf)
100
200
300
400
500
600
700
70
GRADE
65
60
55
50
45
40
35
30
ELEVATION (FT)
FINE SAND
SOFT CLAY
• FIELD VANE BY JTC
• FIELD VANE BY RWGA
• LAB VANE BY RWGA
SHEAR STRENGTH SUMMARY


OVERBURDEN STRESS (PSF)
0
500
1000
1500
2000
2500
70
65
60
55
50
45
40
35
30
25
ELEVATION (FT)
GRADE
(66)
σ'_{vo}
FINE SAND
γ_T = 115 pcf
OCR ~ 1.4
C_c ~ 0.382
C_r ~ 0.035
C_c ~ 0.35
C_r ~ 0.04
OCR ~ 1.6
SOFT CLAY
γ_T = 110 pcf
NC
C_c ~ 0.264
C_r ~ 0.033
C_c ~ 0.67
C_r ~ 0.03
NC
C_c ~ 1.13
C_r ~ 0.06
OCR ~ 1.3
JTC
RWG
OVERBURDEN & PRE-CONSOLIDATION STRESS PROFILE



PROTECT BOF W/ MINIMUM 8" BASE OF 3/4" CRUSHED STONE PROTECTED W/ GEOTEXTILE STABILIZATION FABRIC (MIRAFI 600x OR EQUAL)

STONE TO EXTEND AT LEAST 10" BEYOND FOOTING PERIMETER


FFE ~ 70'
GRADE ~ 69'
LIGHTWEIGHT GEOFOAM BLOCKS
γ = 1 pcf
LIGHTWEIGHT EXPANDED SHALE AGGREGATE
γ ~ 65 pcf
LOOSE FINE SAND
VERY SOFT CLAY
ELEVATION (FT)
70
68
66
64
62
60
58
56
54

Site Photos

SITE PHOTOGRAPHS
PROPOSED ADDITION
PORTLAND SPORTS COMPLEX
PORTLAND, MAINE

Overall View of Addition Area
Facing Existing Dome

Overall View of Addition Area
Facing Existing Dome

Boring B-3 Location

DigSafe Clearance Marks

PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: The Dome Group, Check Number: 8216
Tender Amount: 610.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 6/27/2012
Receipt Number: 45428

Receipt Details:

Referance ID:	7067	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	610.00	Charge Amount:	610.00
Job ID: Job ID: 2012-06-4345-ALTCOMM - foundation only for the Athletic Training sports			
Additional Comments: James Gratello			

Thank You for your Payment!

COMcheck Software Version 3.9.0
Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**
Project Title : Portland Sports Complex

Construction Site:
512 Warren Ave
Portland, ME 04103

Owner/Agent:
Jim Grattelo
Portland Sports Complex
512 Warren Ave
Portland, ME 04103

Designer/Contractor:
William Belanger
Seacoast Crane & Building Co., Inc
98 Route 236
P.O. Box 540
Kittery, ME 03904
207-439-5899

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **6a**
Building Type for Envelope Requirements: **Non-Residential**

Activity Type(s)	Floor Area
Sports Arena	18000

Section 3: Requirements Checklist

Envelope PASSES: Design 8% better than code

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Metal Building, Standing Seam	18350	25.0	13.0	0.032	0.049
Exterior Wall 1: Metal Building Wall	13970	19.0	0.0	0.070	0.069
Entry Doors: Insulated Metal, Swinging	126	—	—	0.140	0.700
Overhead Doors: Insulated Metal, Swinging	196	—	—	0.070	0.700
Floor 1: Slab-On-Grade:Unheated, Vertical 1 ft.	420	—	5.0	—	—

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

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- ☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- ☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- ☐ 5. 'Other' components have supporting documentation for proposed U-Factors.
- ☐ 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☐ 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- ☐ 8. Cargo doors and loading dock doors are weather sealed.
- ☐ 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.

☐ 10. Building entrance doors have a vestibule equipped with self-closing devices.
Exceptions:

- ☐ Building entrances with revolving doors.
- ☐ Doors not intended to be used as a building entrance.
- ☐ Doors that open directly from a space less than 3000 sq. ft. in area.
- ☐ Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
- ☐ Doors opening directly from a sleeping/dwelling unit.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2009 IECC requirements in COM*check* Version 3.9.0 and to comply with the mandatory requirements in the Requirements Checklist.

William J. Belanger III - Project Manager		July 3rd, 2012
Name - Title	Signature	Date

thermal design
energy saving products for buildings

July 3, 2012

Mr. Bill Belanger III
Seacoast Crane and Building Co.
PO Box 540
Kittery, ME 03904

RE: Project Name - Portland Sports, 512 Warren Avenue, Portland, ME 04103

Thank you for incorporating Thermal Design's liner system in your metal building roof envelope design. Thermal Design has completed numerous hot box tests and uses recognized modeling methods on our insulation liner systems for metal building roof assemblies in order to document installed performance. Although we have not tested the specific combination of a pre-installed R38 liner system, we believe the following should be more than acceptable and should be used to determine compliance.

Performance Reference:	ANSI/ASHRAE/IESNA Standard 90.1-2010, *Energy Standard for Building Except Low-Rise Residential Buildings*
Table:	A2.3 Assembly U-factors for Metal Building Roofs
Assembly:	The R25+R11 (36) Liner System shows an estimated performance of an installed R-32.3 (U-factor: U-0.031) in a standing seam roof with thermal spacer blocks.

Increasing the insulation to a pre-installed R-38 is conservatively expected to yield an installed R-value of R-33.3 (U-0.030). It is important to following manufacturers installation instructions to represent typical installation and expected performance.

If there are any questions or clarifications required, please don't hesitate to contact Thermal Design and thank you for implementing Thermal Design's liner systems in your design.

100 Business Park Circle, Suite 201, PO Box 324, Stoughton, WI 53589
601 North Main Street, PO Box 468, Madison, NE 68748
www.thermaldesign.com

Project: Building Addition – Portland Sports Complex
Date Prepared: May 5th, 2012

Structural Statement of Special Inspections

Project: *Building Addition – Portland Sports Complex*

Location: *512 Warren Avenue, Portland, Maine*

Owner: *Portland Sports Complex – Jim Gratello*

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

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

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

Interim reports shall be submitted to the Building Official and the Structural Registered Design Professional in
Responsible Charge at an interval determined by the SSIC and the BCO.

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

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

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

Prepared by:

Ted Greenlaw, P.E.
(Structural Registered Design Professional in Responsible Charge)

Signature Date

Design Professional Seal

Owner's Authorization:

Signature Date

Building Code Official's Acceptance:

Signature Date

Project: Building Addition – Portland Sports Complex
Date Prepared: May 5th, 2012

Structural Statement of Special Inspections (Continued)

List of Agents

Project: *Building Addition – Portland Sports Complex*

Location: *512 Warren Avenue, Portland, Maine*

Owner: *Portland Sports Complex – Jim Gratello*

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

(Note: *Statement of Special Inspections* for other disciplines may be included under a separate cover)

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

- ☒ Soils and Foundations
- ☒ Cast-in-Place Concrete
- ☐ Precast Concrete System
- ☐ Masonry Systems
- ☐ Structural Steel
- ☐ Wood Construction
- ☐ Special Cases

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. STRUCTURAL Special Inspections Coordinator (SSIC)		
2. Special Inspector (SI 1)	*Ted Greenlaw, P.E.*	*183 Columbia Road* *Hanover, MA 02339* *(781)- 826-8369*
3. Special Inspector (SI 2)	*John Turner Consulting, Inc.*	*73 Rainmaker Drive* *Portland, ME* *(207) 883-7878*
4. Testing Agency (TA 1)	*John Turner Consulting, Inc.*	*73 Rainmaker Drive* *Portland, ME* *(207) 883-7878*
5.		
6.		

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

Structural Statement of Special Inspections (Continued)

Final Report of Special Inspections (SSIC/SI 1)

[To be completed by the Structural Special Inspections Coordinator (SSIC/SI 1). Note that all Agent's Final Reports must be received prior to issuance.]

Project: *Building Addition – Portland Sports Complex*
Location: *512 Warren Avenue, Portland, Maine*
Owner: *Portland Sports Complex – Jim Gratello*
Owner's Address: *512 Warren Avenue, Portland, Maine*
Architect of Record: *N/A*

Structural Registered Design Professional in Responsible Charge: *Ted Greenlaw, P.E.*

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

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

Respectfully submitted,
Structural Special Inspection Coordinator

_____
(Type or print name)

_____
(Firm Name)

_____
Signature Date

Licensed Professional Seal

Structural Statement of Special Inspections (Continued)

Special Inspector's/Agent's Final Report

Project: *Building Addition – Portland Sports Complex*

Special Inspector or Agent:

Designation:

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

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

Respectfully submitted,
Special Inspector or Agent:

(Type or print name)

Signature Date

Licensed Professional Seal or
Certification Number

Project: Building Addition – Portland Sports Complex
Date Prepared: May 5th, 2012

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

Structural Schedule of Special Inspections

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided to the Special Inspector for their records. *NOTE VERIFICATION THAT QUALIFIED INDIVIDUALS ARE AVAILABLE TO PERFORM STIPULATED TESTING AND/OR INSPECTION SHOULD BE PROVIDED PRIOR TO SUBMITTING STATEMENT. AGENT QUALIFICATIONS IN SCHEDULE ARE SUGGESTIONS ONLY; FINAL QUALIFICATIONS ARE SUBJECT TO THE DISCRETION OF THE REGISTERED DESIGN PROFESSIONAL PREPARING THE SCHEDULE.*

Key for Minimum Qualifications of Inspection Agents:

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

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

Experienced Testing Technician

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

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

Other

_____ _____

Project: Building Addition – Portland Sports Complex
Date Prepared: May 5th, 2012

Structural Schedule of Special Inspections
SOILS & FOUNDATION CONSTRUCTION

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

Project: Building Addition – Portland Sports Complex
Date Prepared: May 5th, 2012

Structural Schedule of Special Inspections
CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.4	Y/N	EXTENT : CONTINUOUS, PERIODIC, SUBMITTAL,	COMMENTS	AGENT	AGENT QUALIFICATION
1. Inspection of reinforcing steel, including prestressing tendons, and placement	Y	P	ACI 318: 3.5, 7.1-7.7	SI1	PE/SE, EIT or ICC-RCSI
2. Inspection of reinforcing steel welding (Refer to Item 6B in Steel Construction Table below)	NA	P	AWS D1.4 ACI 318: 3.5.2		AWS-CWI
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used	Y	C	IBC 1911.5, 1912.1 ACI 318: 8.1.3, 21.2.8	SI1	PE/SE, EIT or ICC-RCSI
4. Inspection of anchors installed in hardened concrete	Y	P	IBC 1912.1 ACI 318: 3.8.6, 8.1.3, 21.2.8	SI1	PE/SE, EIT or ICC-RCSI
5. Verifying use of required design mix	Y	P	ACI 318: Ch 4, 5.2-5.4	SI1, SI2 or TA1	PE/SE, EIT or ICC-RCSI
6. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature *In the absence of project specific specifications, the frequency of testing shall be per the schedule following this table*	Y	C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8 IBC 1913.10	TA1	ACI-CFTT or ACI-STT
7. Inspection of concrete and shotcrete placement for proper application techniques	Y	C	ACI 318: 5.9, 5.10	SI1, SI2 or TA1	PE/SE, EIT or ICC-RCSI
8. Inspection for maintenance of specified curing temperature and techniques	Y	P	ACI 318: 5.11-5.13	SI1, SI2 or TA1	PE/SE, EIT or ICC-RCSI

Concrete Testing Frequency:

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

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

Jeanie Bourke - Re: Fwd: foundation permit - Portland Sports 550 Warren Ave CBL 271 A002

From: Philip DiPierro
To: Barhydt, Barbara; Bourke, Jeanie; Munson, Tammy
Date: 7/2/2012 12:48 PM
Subject: Re: Fwd: foundation permit - Portland Sports 550 Warren Ave CBL 271 A002
CC: Donaldson, Helen; Jaegerman, Alex; Machado, Ann; Pirone, Chris; Schm...

Hi all, this project meets minimum DRC site plan requirements for the issuance of the building permit. The performance guarantee has been posted, the site inspection fee has been paid, and the preconstruction meeting has been held. All conditions of approval prior to building permit issuance have been met.

Please contact me with any questions. thanks.

Phil

>>> Jeanie Bourke 6/28/2012 3:42 PM >>>
They just applied yesterday, I am somewhat aware of the time line, however it will be pushing it to be reviewed by the end of next week. We will certainly do our best and it appears it will mean moving this forward in the by-date pending order.

Tammy....is this one to be prioritized??????

FYI to those reviewers that have not seen this yet....including me!
Jeanie

>>> Barbara Barhydt 6/28/2012 3:26 PM >>>
Hi:

Helen and I received this e-mail today. The plans for the Portland Sports Center received Planning Board approval and they are anxious to get started. Phil is scheduling a pre-construction meeting with them on Friday or Monday and they will begin their site work.

Is there a way for you to look at the foundation plans to meet their schedule?

Thanks.

Barbara

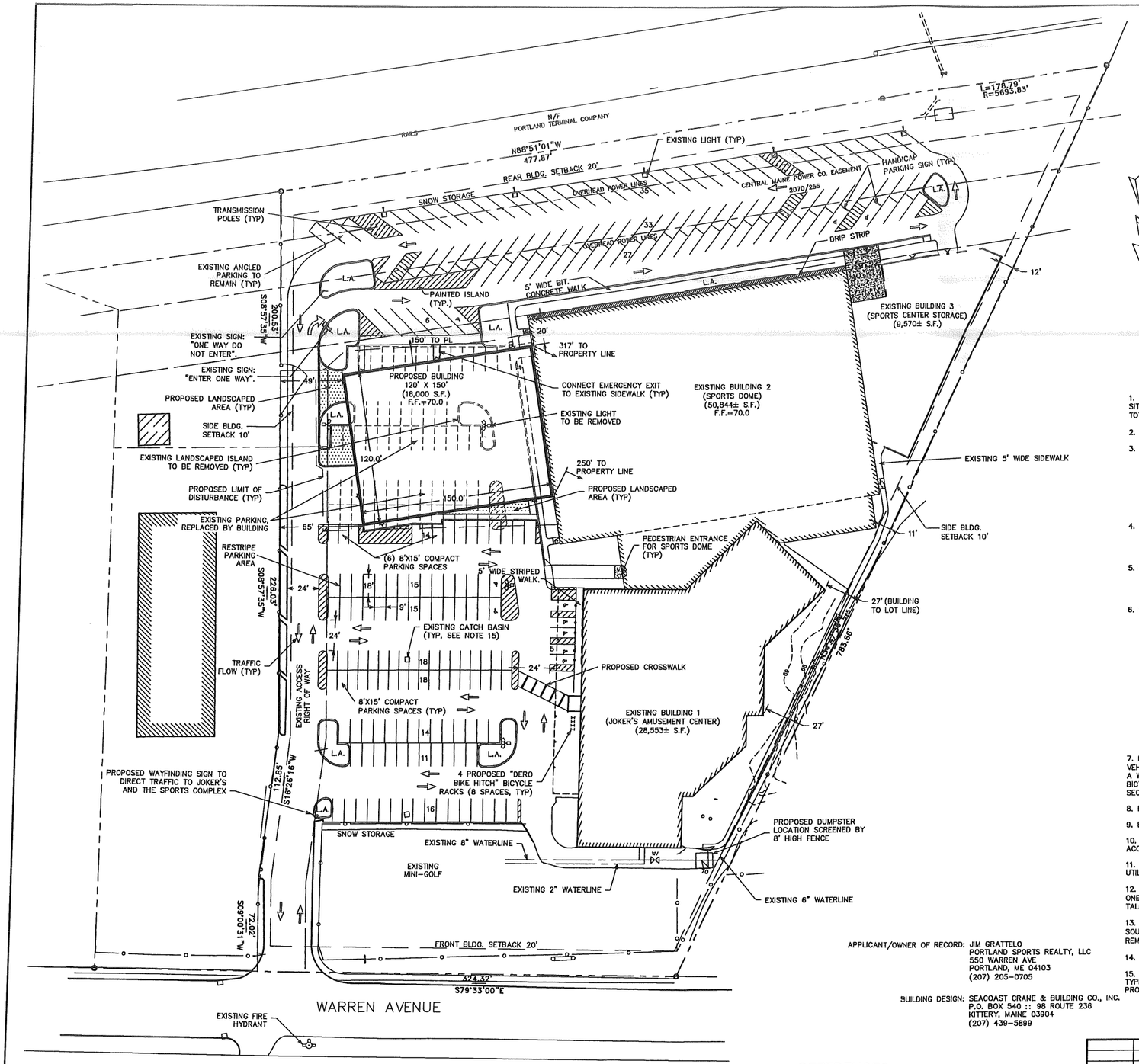
>>> Jim Grattelo <jgrattelo@gmail.com> Thursday, June 28, 2012 11:18 AM >>>
Hello,

Once again THANK YOU SO MUCH for your help on this project. If possible I need one more favor. I just found out inspections is two weeks behind on permits. This is okay for our "FULL" building permit but a killer for just our foundation permit. As you know we are already behind on the site work because we had to re-do the foundation plan based on the soils testing. You should have everything by noon today so the plans can be

stamped by your office Friday. I have a pre-construction meeting set for Monday morning with Phil @ 9:30. If you can stop by Jeanie Bourke's office and put in a good word so we can @ least get our foundation permit sometime next week that would be fantastic! Our goal is to start Monday morning July 9th. We are 3 weeks behind from our original schedule and we no longer have any "fluff" to make the Nov 1st deadline.

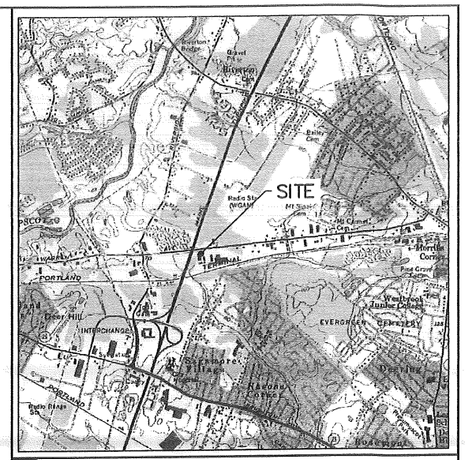
Thank you in advance for your consideration,

Jim



LEGEND

EXT. UTILITY POLE	
EXT. WATER	
EXT. SEWER	SS
EXT. GAS	GAS GAS
EXT. OVERHEAD UTIL.	OE
EXT. UNDERGROUND UTIL.	UE
EXT. DRAIN	
WATER VALVE	
LIGHT POLE	
SILTATION FENCE	x
PROPOSED 6" CONCRETE CURB	



LOCATION MAP
APPROXIMATE SCALE: 1"=2000'

GENERAL NOTES

1. THIS PLAN PROVIDES DETAILS FOR A PROPOSED ATHLETIC TRAINING FACILITY ASSOCIATED WITH THE EXISTING PORTLAND SPORTS CENTER IN PORTLAND, MAINE. THE SITE IS LOCATED AT 550 WARREN AVENUE AND IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 271, BLOCK A, LOT 2, UNITS 1, 2, AND 3. THE SITE TOTALS APPROXIMATELY 7.16 ACRES IN AREA WITH 324' OF STREET FRONTAGE ON WARREN AVENUE.

2. THE PROPOSED BUILDING (18,000 SF FOOTPRINT) WILL BE AN ATHLETIC TRAINING FACILITY DOME FOR PORTLAND SPORTS CENTER.

3. THE PARCEL IS LOCATED IN THE B-4: COMMERCIAL CORRIDOR ZONE. DISTRICT REQUIREMENT ARE AS FOLLOWS:
   MIN LOT SIZE = 10,000 S.F.
   MIN STREET FRONTAGE = 60'
   MIN FRONT YARD = 20'
   MIN REAR YARD = 20'
   MIN SIDE YARD = 10' (1 OR 2 STORIES), OR 12' (3 OR MORE STORIES)
   MIN LOT WIDTH = 60'
   MAX BUILDING HEIGHT = UP TO 90' IF SETBACKS ARE INCREASED BY 1 FOOT FOR EACH FOOT OF HEIGHT ABOVE 65'.

4. MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED IS 80% IN THE B-4: COMMERCIAL CORRIDOR ZONE, COVERAGE CALCULATIONS ARE AS FOLLOWS:
   EXISTING IMPERVIOUS AREA = 235,663 S.F. (REF. 1)
   PROPOSED IMPERVIOUS AREA = 235,420 S.F.
   234,810 SF / 311,963 SF = 75.3%, WHICH MEETS THE ALLOWABLE 80% IMPERVIOUS SURFACE RATIO.

5. MAXIMUM FLOOR AREA RATIO ALLOWED IS 0.65. FLOOR AREA RATIO CALCULATIONS FOLLOW:
   EXISTING FLOOR AREA = 98,235 S.F. (REF. 1)
   ADDITIONAL PROPOSED FLOOR AREA = 18,000 S.F.
   (98,235+18,000) S.F. / 311,963 S.F. = 0.373, WHICH MEETS THE ALLOWABLE 0.65 FLOOR AREA RATIO.

6. EXISTING PARKING IS CALCULATED AS FOLLOWS:
   UNIT 1 – JOKERS: 28,553 S.F. RETAIL SPACE:
   (1/200 S.F., IN EXCESS OF 2,000 S.F.) = 133 SPACES
   UNIT 2 – PORTLAND SPORTS CENTER: 50,844 S.F. NON-RETAIL BUSINESS:
   (1/1,000 S.F.) = 51 SPACES
   UNIT 3 – PORTLAND SPORTS CENTER WAREHOUSE: 9,570 S.F. NON-RETAIL BUILDING:
   (1/1,000 S.F.) = 10 SPACES
   TOTAL = 194 SPACES
   THERE ARE 272 EXISTING SPACES ON SITE.

   REQUIRED PROPOSED PARKING IS CALCULATED AS FOLLOWS:
   EXISTING REQUIRED PARKING = 194 SPACES
   PROPOSED PORTLAND SPORTS CENTER DOME: 18,000 S.F. NON-RETAIL BUSINESS:
   (1/1,000 S.F.) = 18 SPACES
   TOTAL = 212 SPACES
   THERE ARE 227 PROPOSED PARKING SPACES PROVIDED, OF WHICH 42 ARE COMPACT PARKING SPACES (19% OF AN ALLOWABLE 20%) AND 10 (4%) ARE A.D.A. ACCESSIBLE.

7. BASED ON THE 227 PROPOSED PARKING SPACES, 27 BICYCLE PARKING PLACES ARE REQUIRED (2 BICYCLE SPACES / 10 VEHICLE SPACES FOR THE FIRST 100 VEHICLE SPACES, PLUS 1 BICYCLE SPACE / 20 VEHICLE SPACES OVER 100 VEHICLE SPACES = 2*100/10 + 1*126/20 = 26.3 BICYCLE SPACES). A WAIVER FROM SECTION 14-526A.4.B REGARDING BICYCLE PARKING WAS APPROVED AT THE MAY 22, 2012 PLANNING BOARD MEETING. THE BOARD REDUCED THE BICYCLE PARKING REQUIREMENT TO 8 BICYCLE SPACES. 8 BICYCLE PARKING PLACES ARE PROVIDED ON 4 "DERO BIKE HITCH" BICYCLE RACKS, IN ACCORDANCE WITH SECTION 1.15 IN THE CITY OF PORTLAND TECHNICAL MANUAL.

8. BOUNDARY INFORMATION WAS TAKEN FROM REFERENCE 1.

9. EXISTING CONDITIONS, TOPOGRAPHIC INFORMATION AND EXISTING SPOT GRADES WERE TAKEN FROM REFERENCE 3.

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

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

12. FIRE SAFETY: THE PROPOSED BUILDING WILL BE AN INDOOR ATHLETIC FIELD (CLASSIFIED BY IBC AS A GYMNASIUM, A-3 ASSEMBLY). IT IS A 34' TALL, 18,000 S.F. ONE-STORY STEEL BUILDING. THE PROPOSED BUILDING HAS 6 EMERGENCY EXITS. AND IS SPRINKLED. THE PROPOSED BUILDING IS AN ADDITION TO THE EXISTING 54' TALL SPORTS DOME.

13. THE LANDSCAPED AREAS (L.A.) ON THE PLAN ARE TO BE FRESHENED UP AND THE SWALE AT THE SOUTHERN PROPERTY LINE AND DIRT/GRASSED AREA AT THE SOUTHWEST CORNER OF THE PROPERTY LINE ARE TO BE RESTORED CONSISTENT WITH THE 2003 APPROVED SITE PLAN (REFERENCE 1). THE BARBERRY BUSH IS TO BE REMOVED AND REPLACED WITH TREES (SEE LANDSCAPING PLAN, SHEET 4).

14. ALL CONCERTS SHALL BE HELD INSIDE THE FACILITY. THE FACILITY WILL COMPLY WITH THE NOISE STANDARD OF THE B-4 ZONE (SECTION 14-229.15.B).

15. THE ON-SITE CATCH BASIN IMMEDIATELY DOWNSTREAM FROM THE AREA OF CONSTRUCTION SHALL HAVE INLET PROTECTION. INLET PROTECTION SHALL BE SILTSACK TYPE A BY ACF ENVIRONMENTAL OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL: B-3 STORMDRAIN INLET PROTECTION.

APPLICANT/OWNER OF RECORD: JIM GRATTELO
PORTLAND SPORTS REALTY, LLC
550 WARREN AVE
PORTLAND, ME 04103
(207) 205-0705

BUILDING DESIGN: SEACOAST CRANE & BUILDING CO., INC.
P.O. BOX 540 :: 98 ROUTE 236
KITTERY, MAINE 03904
(207) 439-5899

REFERENCES

1. "SITE PLAN – PORTLAND SPORTS CENTER – 512 WARREN AVENUE, PORTLAND, MAINE" FOR DESTEFANO & ASSOCIATES, INC. 2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801, BY SYTDESIGN CONSULTANTS, DATED APRIL 2003, REVISION A, DATED 6-5-03.

2. "CONDOMINIUM PLAN (UPDATED 1/20/05)" – PORTLAND SPORTS CENTER – 512 WARREN AVENUE, PORTLAND, MAINE" FOR PORTLAND SPORTS CENTER, LLC, BY SYTDESIGN CONSULTANTS, DATED SEPTEMBER 2004, REVISION E, DATED 1/20/05.

3. "GRADING, DRAINAGE & EROSION CONTROL PLAN – PORTLAND SPORTS CENTER – 512 WARREN AVENUE, PORTLAND, MAINE" FOR DESTEFANO & ASSOCIATES, INC. 2456 LAFAYETTE ROAD, PORTSMOUTH, NH 03801, BY SYTDESIGN CONSULTANTS, DATED APRIL 2003, REVISION 3, DATED 8-19-03.

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20__
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

GRAPHIC SCALE
40 0 40 80 120 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	
B.	CONDITIONS OF APPROVAL	5/25/12
A.	CITY REVIEW REVISIONS	5/14/12

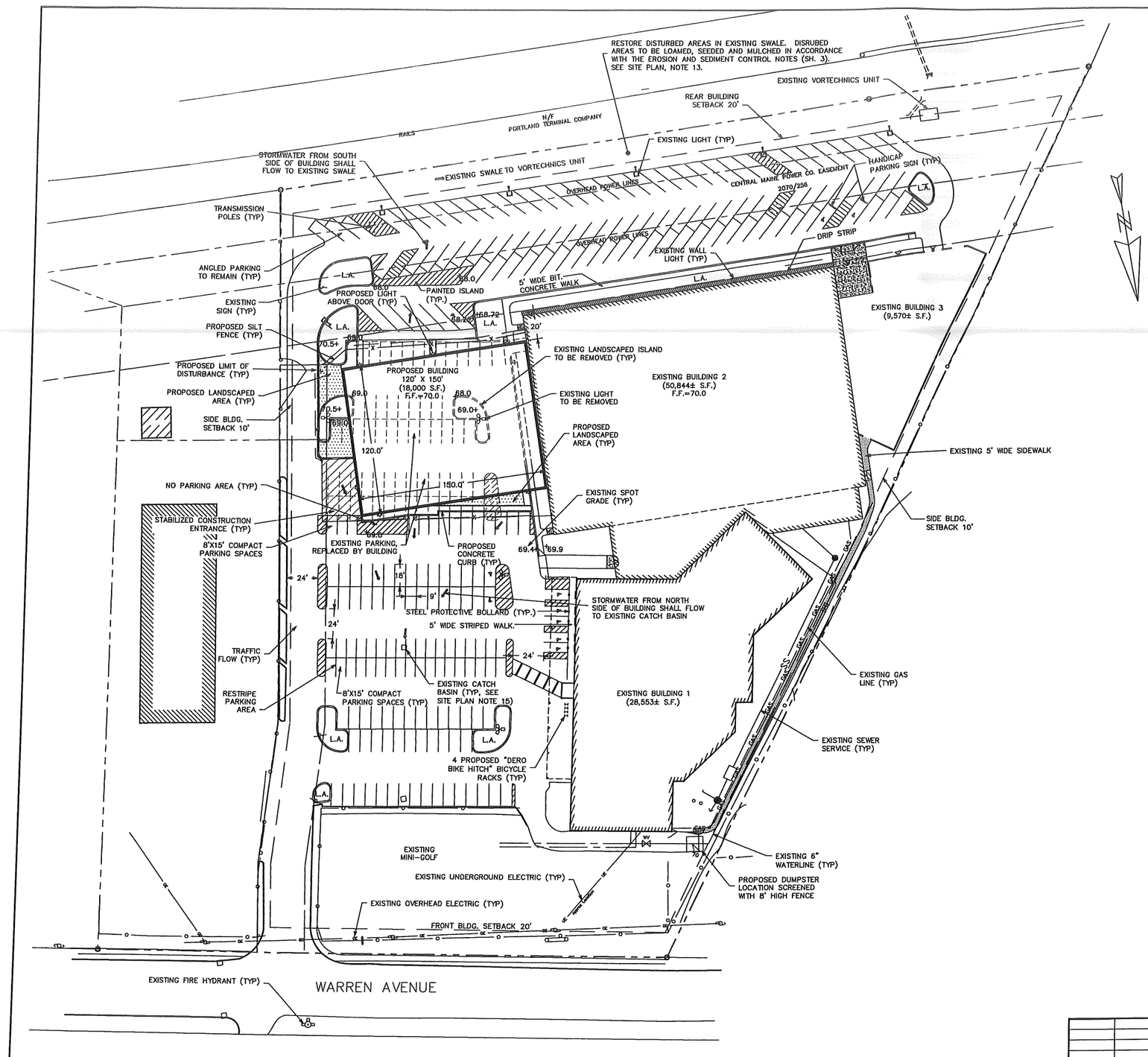
STATE OF MAINE
KENNETH M. WOOD
LICENSED
PROFESSIONAL ENGINEER

SITE PLAN
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: JIM GRATTELO
PORTLAND SPORTS REALTY, LLC
550 WARREN AVE
PORTLAND, MAINE 04103

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

SCALE:	APPROVED BY:	DRAWN BY:
1" = 40'		EAB
DATE: 4/19/12		REVISION : DATE B : 5/25/12
JOB NO: C089-12	CAD FILE: DOME SITE	SHEET 1 OF 4



GENERAL NOTES

1. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. EXISTING CONDITIONS, TOPOGRAPHIC INFORMATION AND EXISTING SPOT GRADES WERE TAKEN FROM REFERENCE 3.
3. THE CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

LEGEND

EXT. UTILITY POLE	
EXT. WATER	W
EXT. SEWER	SS
EXT. GAS	GAS
EXT. OVERHEAD UTIL.	OE
EXT. UNDERGROUND UTIL.	UE
EXT. DRAIN	
WATER VALVE	
LIGHT POLE	
SILTATION FIXENCE	X
PROPOSED 6" CONCRETE CURB	

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20__
AT__h.__m.__M, AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

GRAPHIC SCALE
40 0 40 80 120 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	
B.	CONDITIONS OF APPROVAL	5/25/12
A.	CITY REVIEW REVISIONS	5/14/12

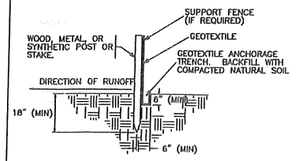
STATE OF MAINE — KENNETH A. ATTAR — 10592 — REGISTERED PROFESSIONAL ENGINEER

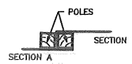
GRADING AND DRAINAGE PLAN
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: JIM GRATTELO
PORTLAND SPORTS REALTY, LLC
550 WARREN AVE
PORTLAND, MAINE 04103

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

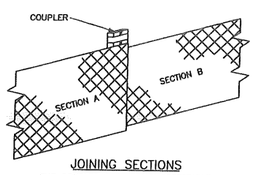
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: EAB
DATE: 4/19/12		REVISION : DATE B : 5/25/12
JOB NO: C089-12	CAD FILE: DOME GRD	SHEET 2 OF 4





TOP VIEW
(CONNECTION)

TOE – IN METHOD



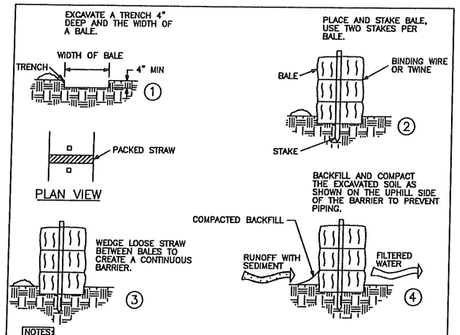
JOINING SECTIONS

THE COUPLER CAN BE ANY ACCEPTABLE DEVICE USED TO TIE THE POLES TOGETHER

NOTES:

1. DEPENDING UPON THE CONFIGURATION, ATTACH GEOTEXTILE TO WIRE MESH WITH HOG RINGS, TO STEEL POSTS WITH TIE WIRES, AND TO WOOD POSTS WITH STAPLES.
2. POSTS MAY BE WIRED TOGETHER WHEN JOINING SECTIONS.

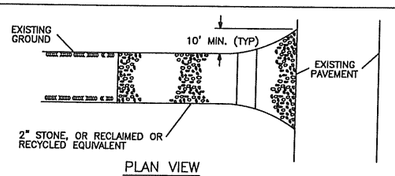
TEMPORARY SILT FENCE – NTS



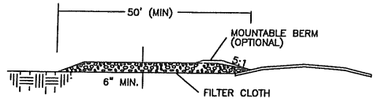
NOTES:

1. PLACE BALES IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR.
2. PLACE BALES 10' AWAY FROM THE TOE OF SLOPE.
3. IN SLOPING AREAS WHERE SURFACE FLOW FOLLOWS THE BALE LINE, INSTALL PERPENDICULAR BALE CHECKS AT APPROPRIATE INTERVALS (100' MAX.)

HAY BALE BARRIER
(NTS)



PLAN VIEW



PROFILE

NOTES:

1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE

EROSION & SEDIMENTATION CONTROL NOTES

1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.

2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.

3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

4. ALL LAWN AREA SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE KENTUCKY BLUEGRASS, 20 LB/ACRE CREEPING RED FESCUE AND 5 LB/ACRE PERENNIAL RYE GRASS FOR A TOTAL OF 45 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10–20–20 (N–P205–K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70–90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.

5. ALL DRAINAGE SWALES, POND EMBANKMENTS AND CROSSING EMBANKMENTS SHALL BE SEEDED WITH A MIXTURE OF CREEPING RED FESCUE, REDTOP AND TALL FESCUE. THE MIXTURE SHALL CONTAIN 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.

6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1.

7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.

8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70–90 LB) PER 1000 S.F. OF SEEDED AREA.

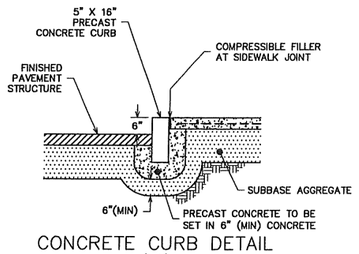
9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE.

10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.

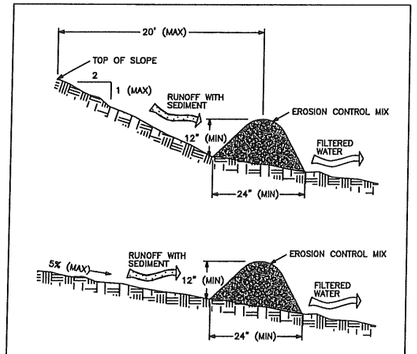
11. SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.

12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.

13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.



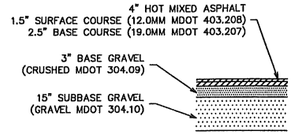
CONCRETE CURB DETAIL
(NTS)



EROSION CONTROL MIX COMPOSITION STANDARDS:

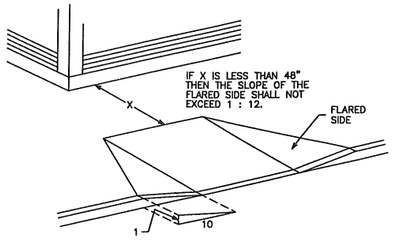
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85% PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
- SOLUBLE SALTS CONTENT SHALL BE <4.0 mmhos/cm
- THE pH SHOULD FALL BETWEEN 5.0 AND 8.0

EROSION CONTROL MIX BERM
(NTS)



PAVEMENT CROSS–SECTION
(NTS)

GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



ADA CURB RAMP
WITH FLARED SIDES
(NTS)

WINTER CONSTRUCTION NOTES

NOVEMBER 1 – APRIL 15

1. EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

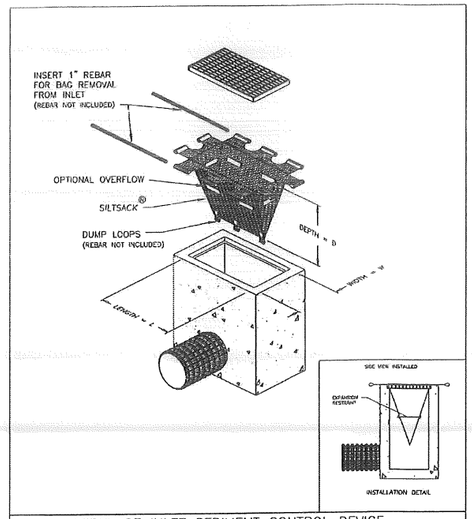
2. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 100 LB/1000 S.F. OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

3. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200–300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.

4. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%, SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%

5. DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.

6. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

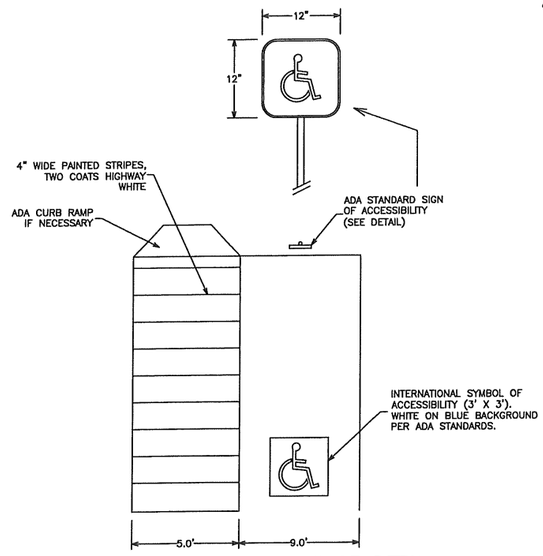


DETAIL OF INLET SEDIMENT CONTROL DEVICE
TYPE A – WITHOUT CURB DEFLECTOR

ACF Environmental
Your Complete Source for Geosynthetic Solutions

ACF Environmental, Inc.
3531 Cerdwal Rd.
Richmond, Virginia 23234
(800) 448-3636

ACF ENVIRONMENTAL SILTSACK
(NTS)



ACCESSIBLE PARKING SPACE DETAIL

(NTS)

NO.	DESCRIPTION	DATE
A.	CONDITIONS OF APPROVAL	5/25/12

REVISIONS

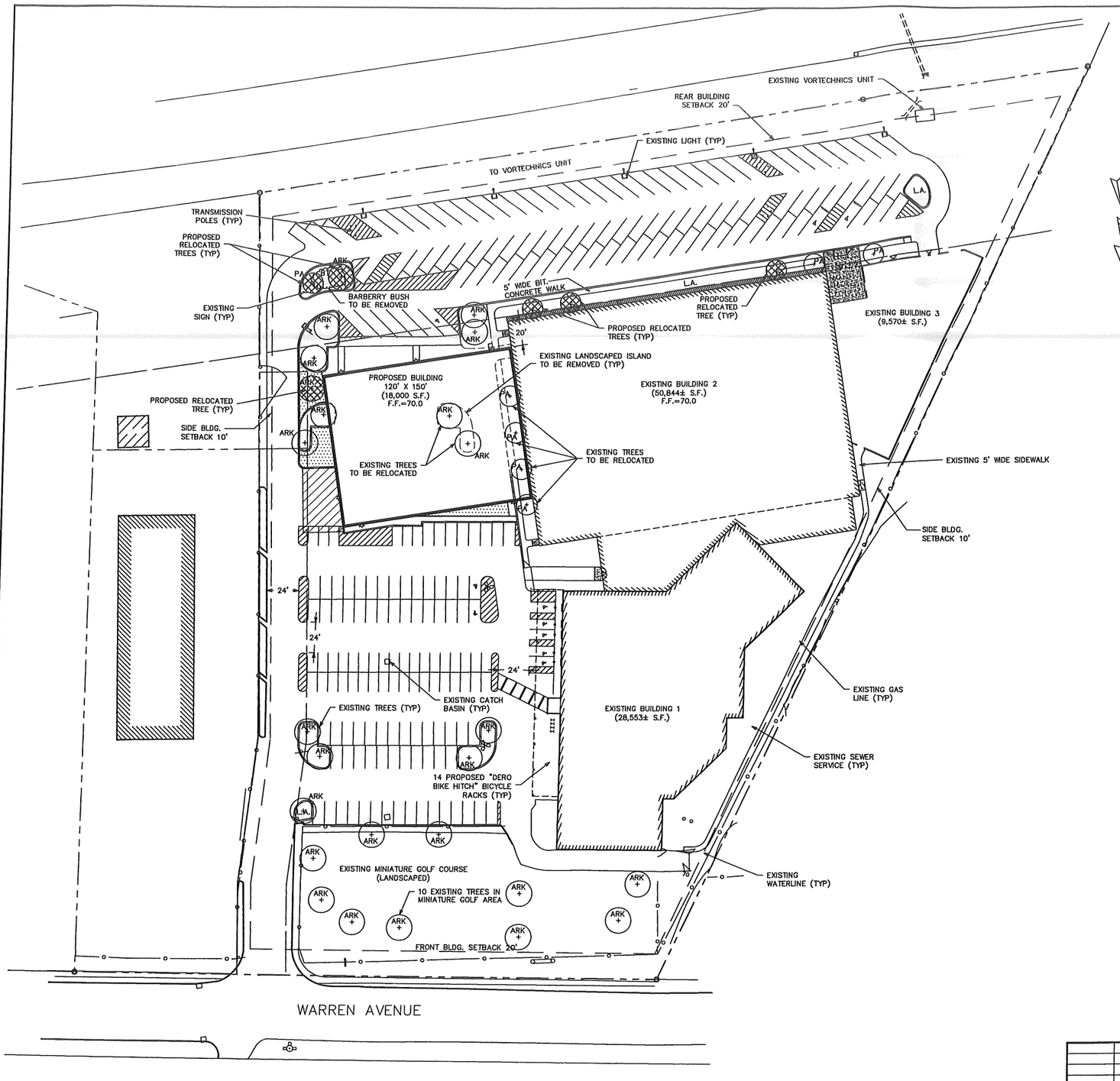
STATE OF MAINE · KENNETH M. ATTAR · 10-0592 · LICENSED PROFESSIONAL ENGINEER

SITE DETAILS
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: JIM GRATTELO
PORTLAND SPORTS REALTY, LLC
550 WARREN AVE
PORTLAND, MAINE 04103

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

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: EAB
DATE: 4/19/12		REVISION : DATE A : 5/25/12
JOB NO: C089–12	CAD FILE: DOME DET	SHEET 3 OF 4

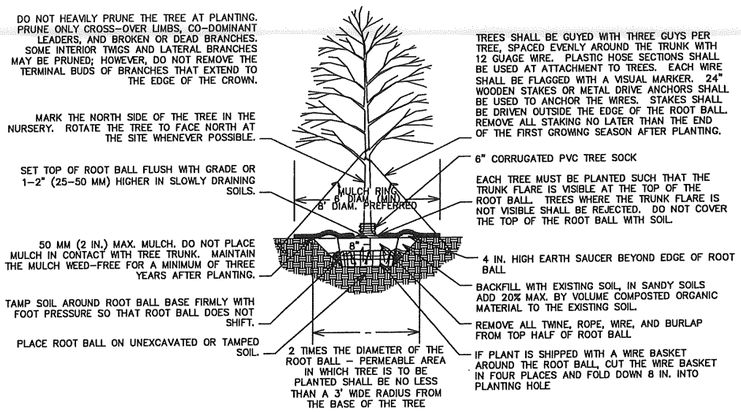


STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20__
AT___h.___m.___M. AND RECORDED IN
PLAN BOOK_____, PAGE_____
ATTEST_____REGISTER

GRAPHIC SCALE
40 0 40 80 120 (FEET)

GENERAL NOTES

1. THIS PLAN PROVIDES THE LOCATION OF EXISTING TREES AND LANDSCAPING AT THE PORTLAND SPORTS CENTER AND DETAILS THE RELOCATING OF 6 TREES AS PART OF THE CONSTRUCTION OF A 18,000 S.F. ATHLETIC TRAINING FACILITY BUILDING.
2. SECTION 4.6.3 OF THE CITY PORTLAND TECHNICAL MANUAL REQUIRES THAT COMMERCIAL DEVELOPMENTS PROVIDE STREET TREES 30 TO 45 FEET APART ALONG STREET FRONTAGES UNLESS OTHERWISE APPROVED. THE PARCEL HAS 324 FEET OF FRONTAGE, AND REQUIRES 8 STREET TREES (324 FT/45 FT/TREE = 7.2 TREES). THERE ARE 10 EXISTING TREES IN THE MINIATURE GOLF COURSE AREA, MEETING THIS REQUIREMENT.
3. THE PLANTING OF ADDITONAL TREES AND SHRUBS, IF NECESSARY, TO BE DETERMINED BY THE CITY ARBORIST AND PROJECT TEAM AT THE COMPLETION OF THE PROJECT.
4. ANY RELOCATED VEGETATION WHICH DOES NOT SURVIVE ONE GROWING SEASON MUST BE REPLACED WITH A SIMILAR SPECIES. REPLACEMENT TREES MUST BE LISTED ON THE CITY OF PORTLAND APPROVED NATIVE SPECIES LIST AND MUST MEET ALL STANDARDS SET FORTH IN THE CITY OF PORTLAND TECHNICAL MANUAL SECTION 4.7.



TYPICAL TREE PLANTING DETAIL
(NTS)

LEGEND

EXISTING TREE	+
PROPOSED RELOCATED TREE	
EXT. DRAIN	□
LIGHT POLE	
PROPOSED 6" CONCRETE CURB	

EXISTING PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
ARK	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	23	4-6" DBH
PA	PRUNUS 'ACCOLADE'	ACCOLADE CHERRY	6	4" DBH
BT	B.T. AUTROPURPUREA 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	38	18" HT.

NO.	DESCRIPTION	DATE
	REVISIONS	
B.	CONDITIONS OF APPROVAL REVISIONS	5/25/12
A.	CITY REVIEW REVISIONS	5/14/12

STATE OF MAINE KENNETH A. METZLER 10582 REGISTERED PROFESSIONAL ENGINEER

LANDSCAPING PLAN
PORTLAND SPORTS CENTER
WARREN AVENUE PORTLAND, MAINE

FOR: JIM GRATTELO
PORTLAND SPORTS REALTY, LLC
550 WARREN AVE
PORTLAND, MAINE 04103

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
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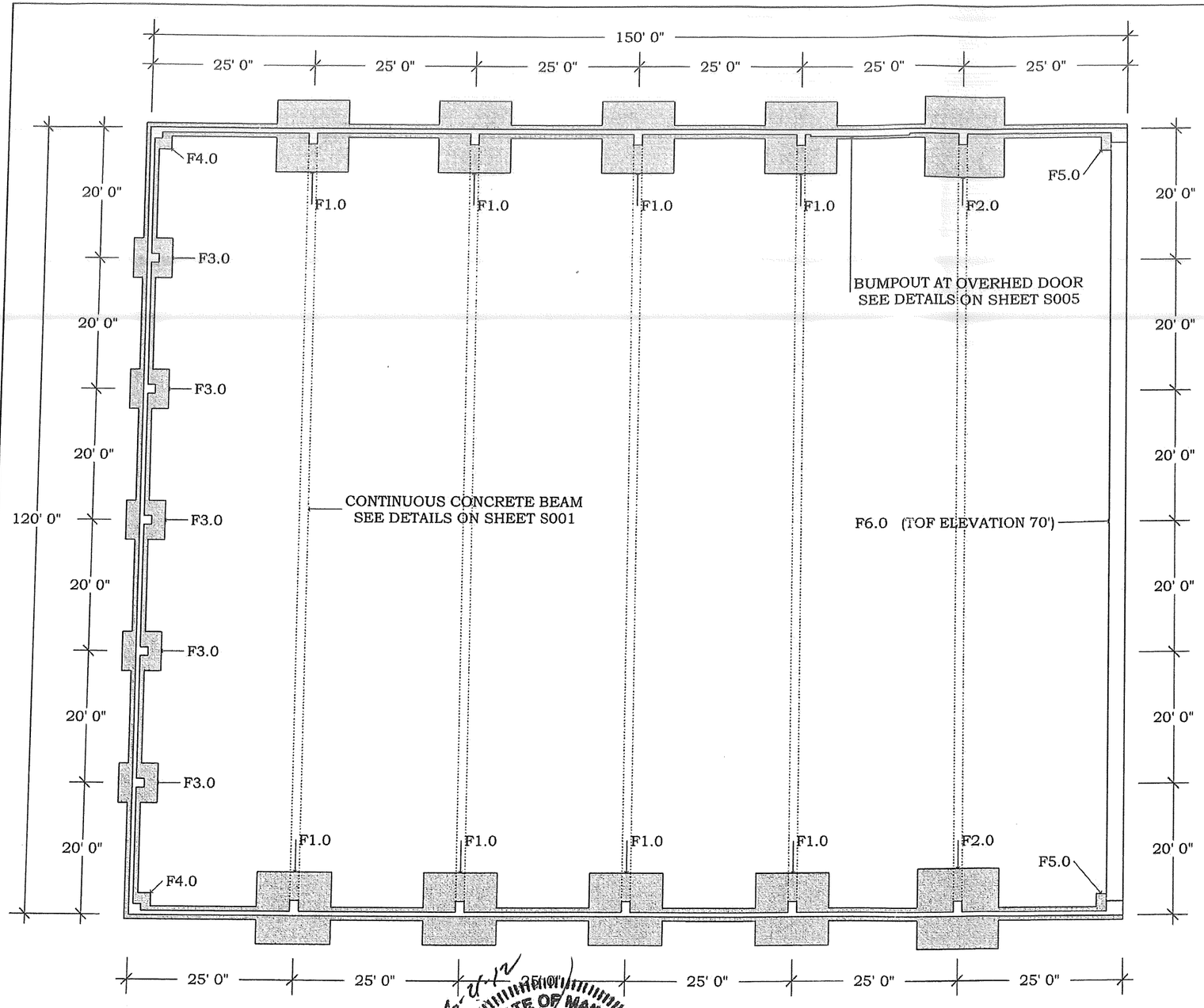
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: EAB
DATE: 4/19/12		REVISION : DATE B : 5/25/12
JOB NO: C089-12	CAD FILE: DOME LANDSCAPE	SHEET 4 OF 4



GENERAL NOTES

1. TOP OF FOOTING ELEVATION IS AT 67'-6" UNLESS NOTED ON PLAN.
2. FOUNDATION PLAN IS BASED ON A METAL BUILDING SYSTEM MANUFACTURED AND DESIGNED BY CORLE BUILDING SYSTEMS (F.O. 17096).
3. FOUNDATION DESIGN IS BASED ON A SOIL BEARING CAPACITY OF 1,000# PSF. IF ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, NOTIFY STRUCTURAL FOUNDATION DESIGN ENGINEER. NO CONCRETE WILL BE PLACED IN FROZEN OR WATER FILLED TRNCHES.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-99.
5. FOOTING & PIER CONCRETE SHALL BE 3,000 PSI, 3/4" DESIGN MIX (MIN) WITH MRWR.
6. PLACE VERTICAL CONTROL JOINTS AT EDGE OF EACH PILASTER.
7. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, MIN 60 KSI (DEFORMED). THE PLACEMENT AND DETAILING SHALL BE FOUND IN THE LATEST ACI PUBLICATION.
8. REINFORCING BARS SHALL HAVE MINIMUM COVER AS FOLLOWS: CONCRETE CAST AGAINST EARTH - 3", CONCRETE EXPOSED TO WEATHER OR EARTH - 2", INTERIOR CONCRETE - 1 1/2".
9. ALL ANCHOR BOLTS TO BE SET PER BUILDING MANUFACTURERS TOLERANCES. ANCHOR BOLTS TO BE DOUBLE NUTTED TO STEEL BASE TEMPLATES FURNISHED BY CORLE BUILDING SYSTEMS, AND SECURELY PLACED AND LEVELED WITHIN THE FORMWORK PRIOR TO PLACEMENT OF CONCRETE.
10. AVOID SPRAYING FORM RELEASE OIL ON ANY REINFORCING STEEL.
11. VAPOR BARRIER AND INSULATION NOT SHOWN IS TO BE DETERMINED BY GENERAL CONTRACTOR.
12. ALL INSPECTIONS AND TESTING ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR OWNER.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING STEEL
F1.0	11'-0"	11'-0"	1'-0"	12 - #6 BARS - WIDTH / 10 # 6 BARS LENGTH
F2.0	12'-3"	12'-3"	1'-2"	13 - #6 BARS - WIDTH / 11 # 6 BARS LENGTH
F3.0	6'-0"	6'-0"	1'-0"	6 - #5 BARS EACH WAY
F4.0	4'-0"	4'-0"	1'-0"	5 - #5 BARS EACH WAY
F5.0	4'-0"	4'-0"	1'-0"	5 - #5 BARS EACH WAY
F6.0	2'-6"	115'-8"	1'-5"	348 - #6 BARS - WIDTH / 7 # 6 BARS LENGTH

ANCHOR BOLT SCHEDULE

QTY	PROJECTION	DESCRIPTION
56	2 1/2"	3/4" A36 18" THREADED ROD W/ ONE WELDED NUT
44	3 1/2"	1-1/4" A36 24" THREADED ROD W/ ONE WELDED NUT
INCLUDE 2 EXTRA NUTS AND 1 WASHER PER ANCHOR BOLT		

6-11-12
STATE OF MAINE
THEODORE GREENLAW
No. 3862
LICENSED PROFESSIONAL ENGINEER

OWNER
Portland Sports Realty, LLC
512 Warren Ave
Portland, ME 04103

ENGINEER OF RECORD
Ted Greenlaw, P.E.
183 Columbia Road
Hanover, MA 02339

FOUNDATION PLAN & NOTES

PORTLAND SPORTS COMPLEX ADDITION
PORTLAND, MAINE

REVISIONS

	MM/DD/YY	REMARKS
1	06/12/2012	Issued For Construction
2	__/__/__	...
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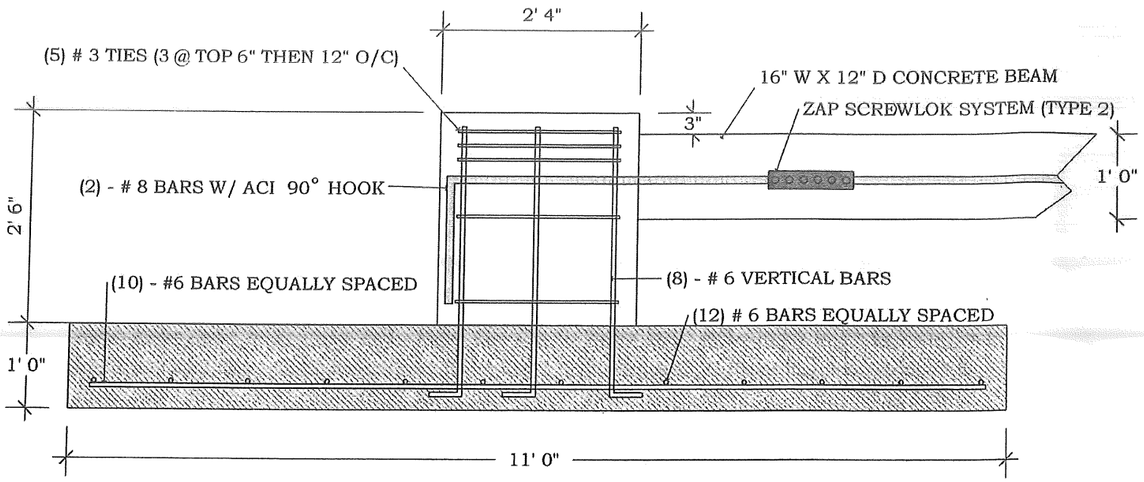
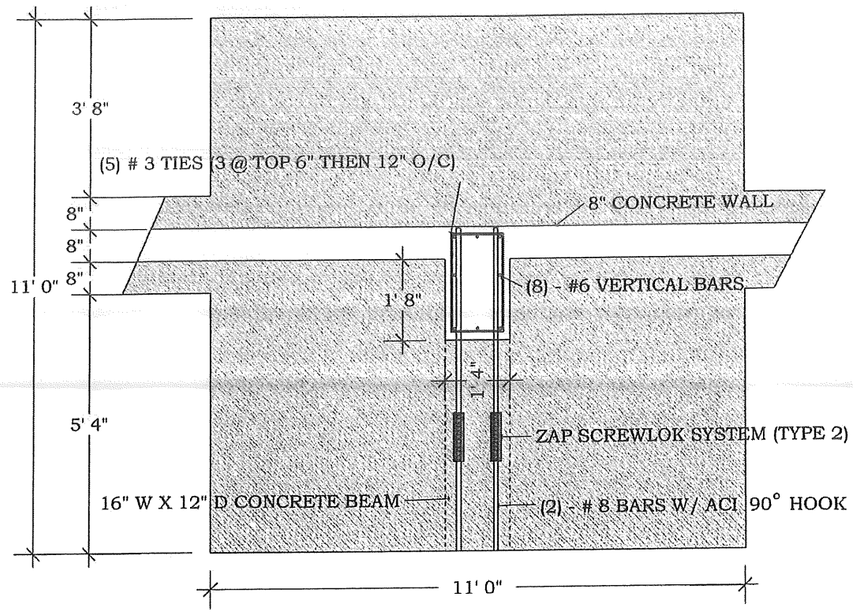
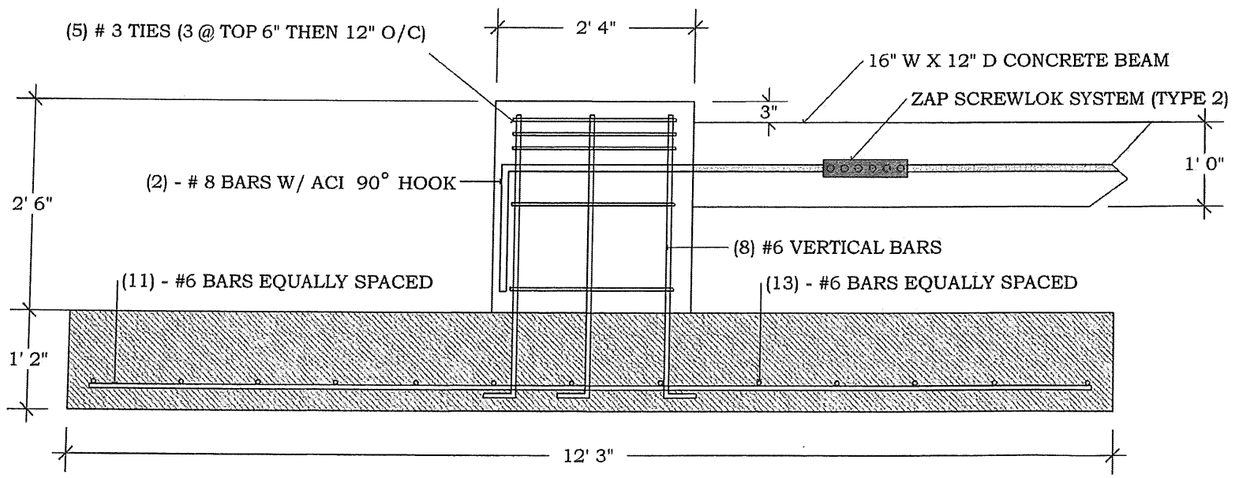
4	__/__/__	...
5	__/__/__	...

S 001



F1.0 FOOTING AND PIER DETAILS





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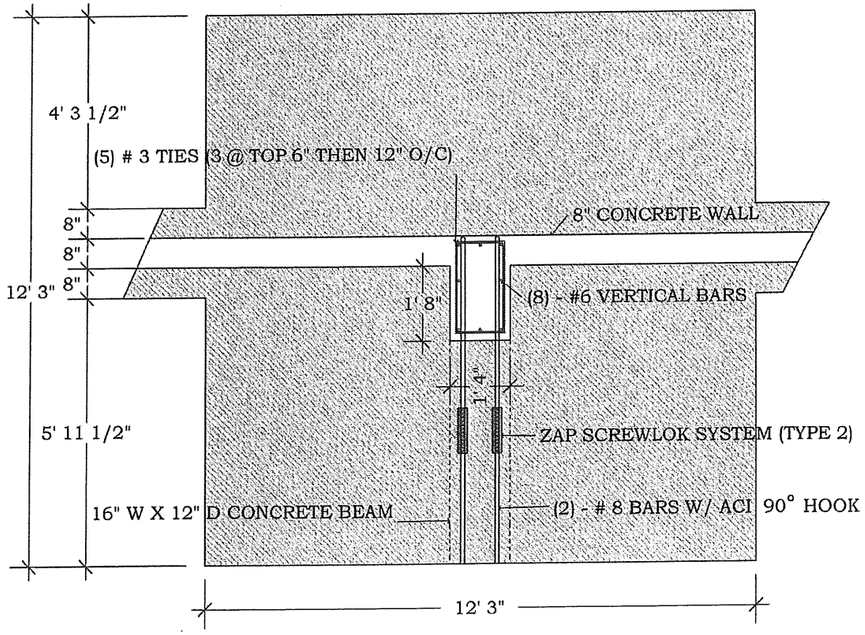

6-21-12
STATE OF MAINE
THEODORE GREENLAW
No. 3862
LICENSED PROFESSIONAL ENGINEER

OWNER
Portland Sports Realty, LLC
512 Warren Ave
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ENGINEER OF RECORD
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183 Columbia Road
Hanover, MA 02339

FOUNDATION PLAN & NOTES

PORTLAND SPORTS COMPLEX ADDITION
PORTLAND, MAINE

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1	06/12/2012	Issued For Construction
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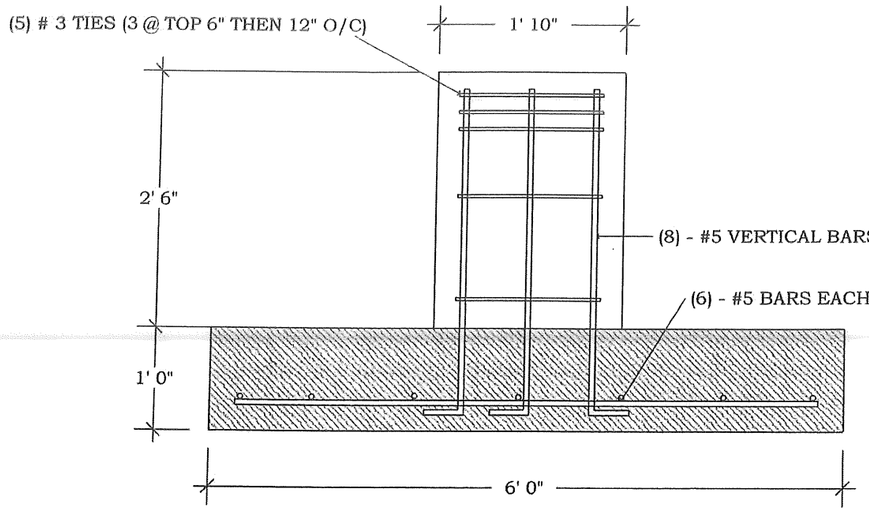

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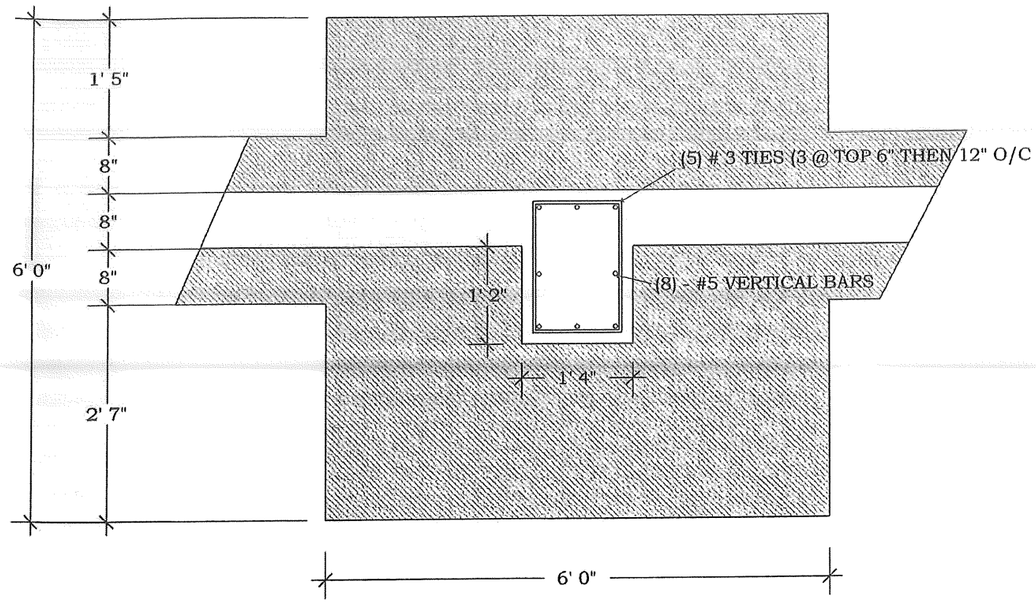
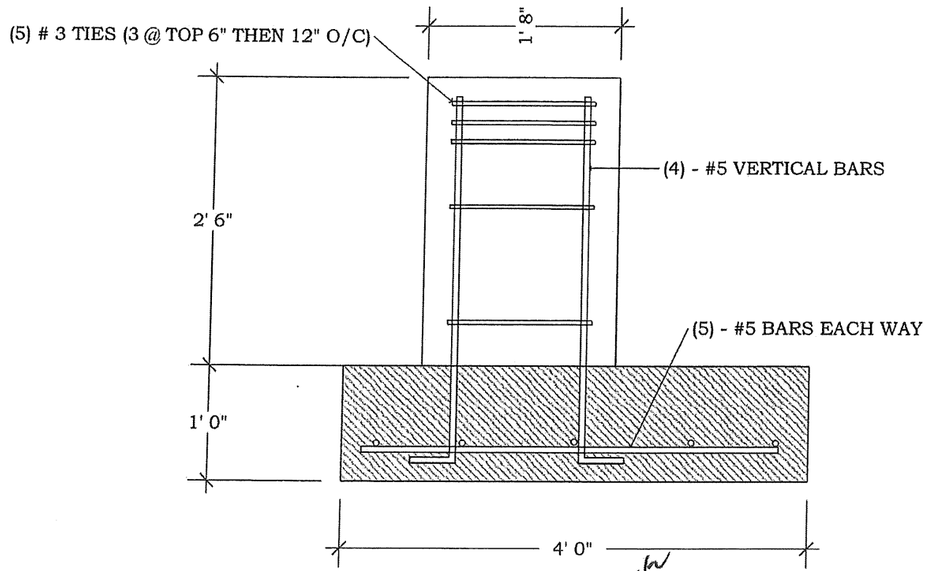
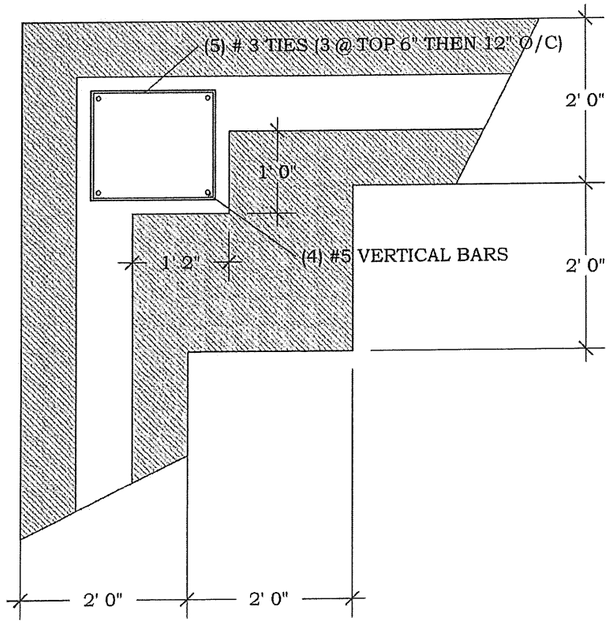




F4.0 FOOTING AND PIER DETAILS



6-22-12
STATE OF MAINE
THEODORE GREENLAW
No. 3862
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Ted Greenlaw, P.E.
183 Columbia Road
Hanover, MA 02339

FOUNDATION PLAN & NOTES

PORTLAND SPORTS COMPLEX ADDITION
PORTLAND, MAINE

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2	__/__/__	...
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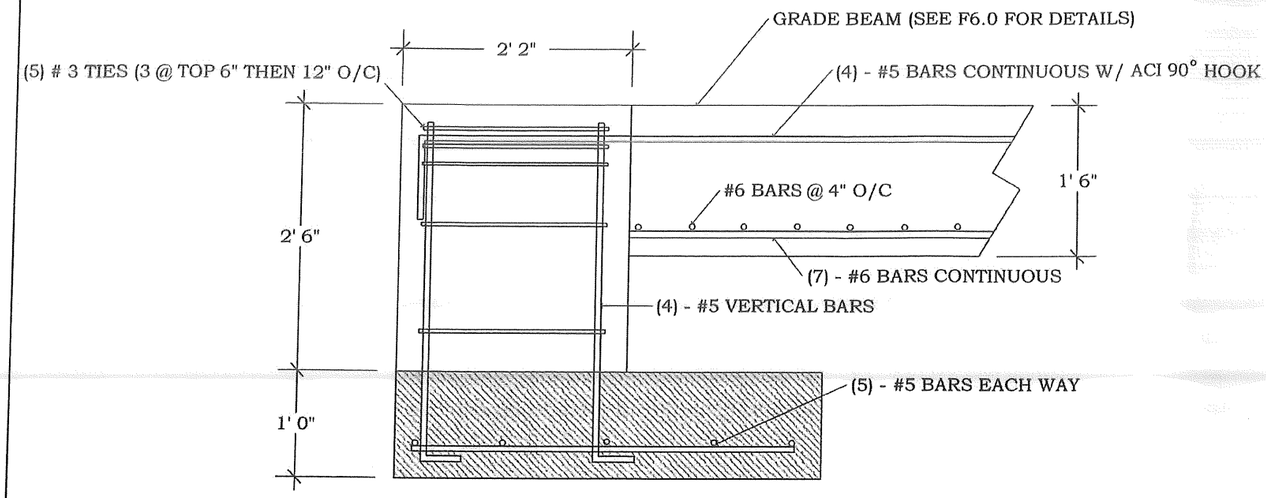
S 003



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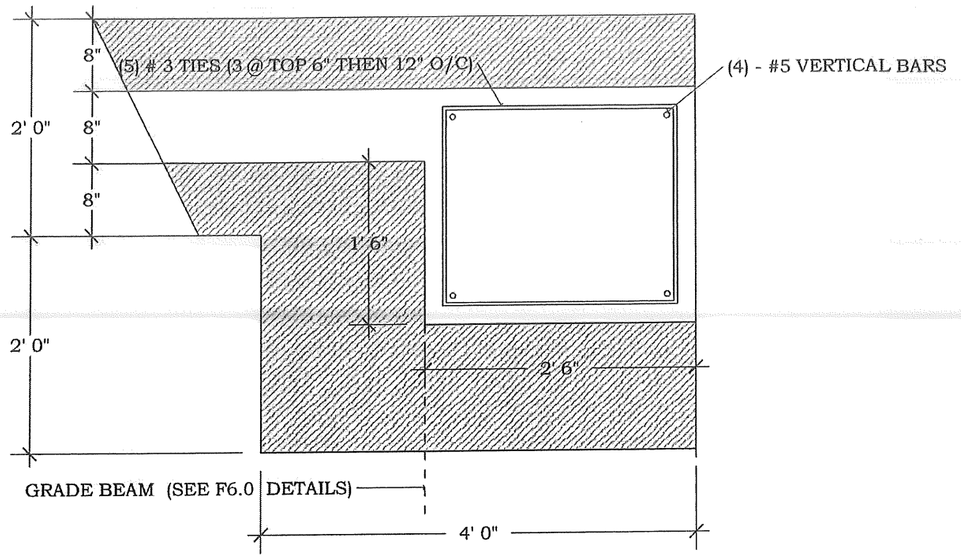

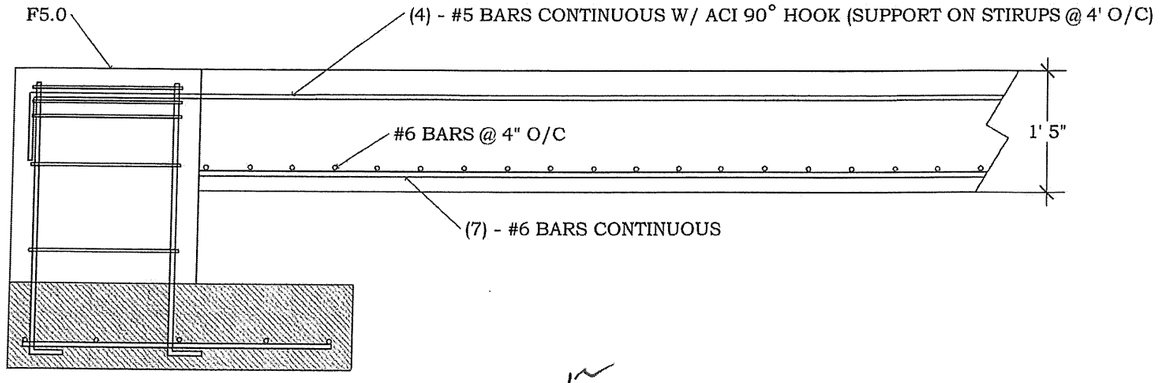

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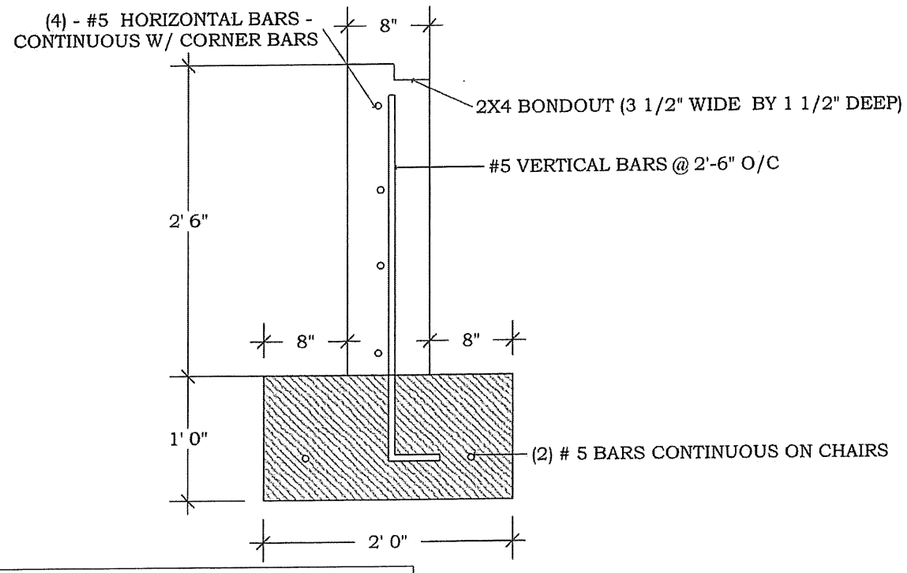

TYPICAL WALL DETAILS

6-21-12
STATE OF MAINE
THEODORE GREENLAW
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PROFESSIONAL ENGINEER

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PORTLAND, MAINE

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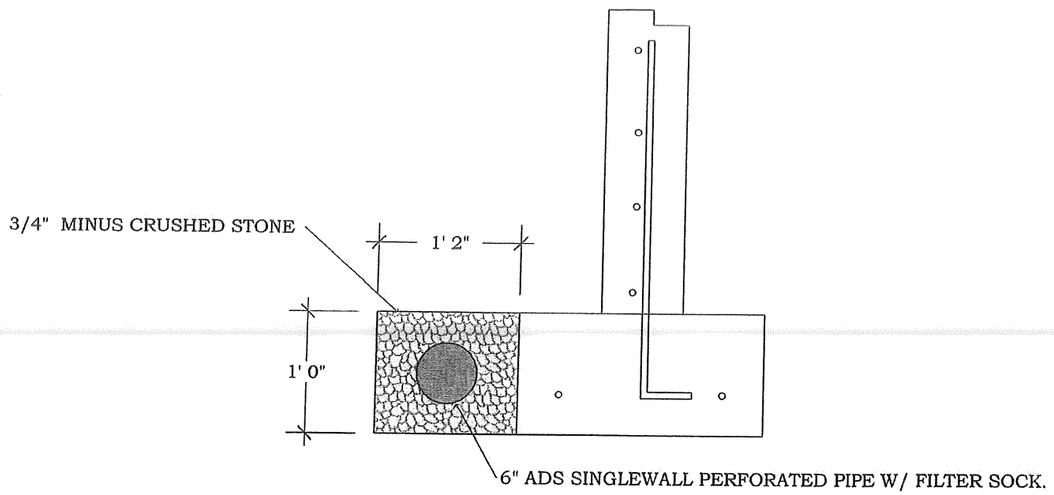
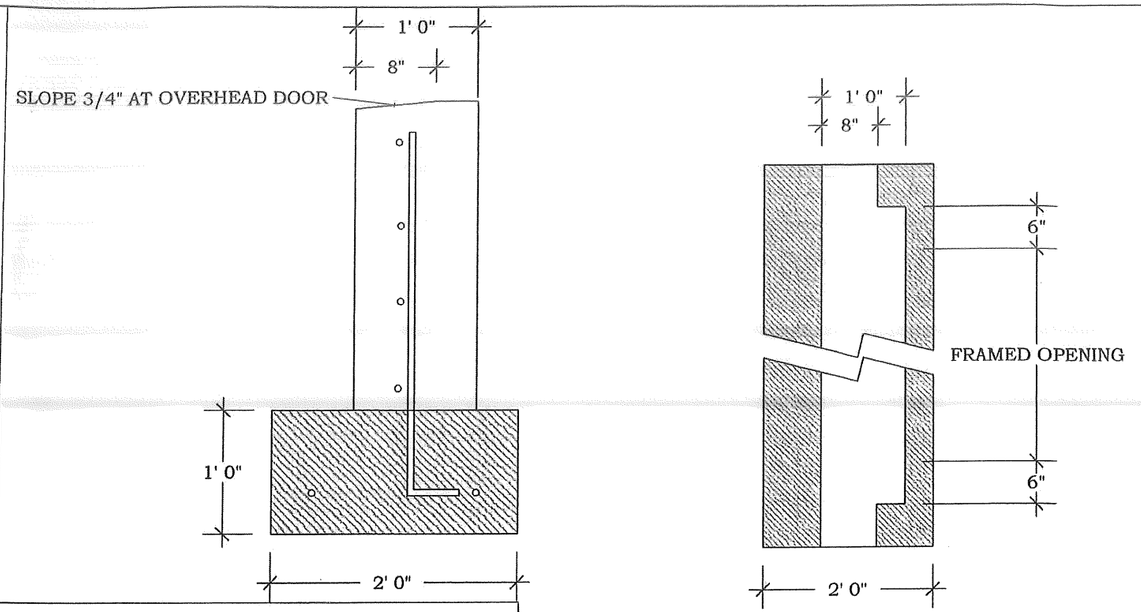
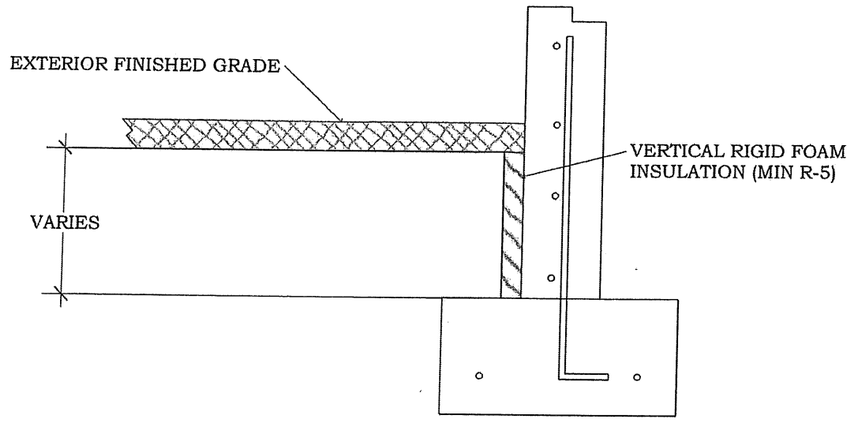
S 004



TYPICAL DRAINAGE DETAILS

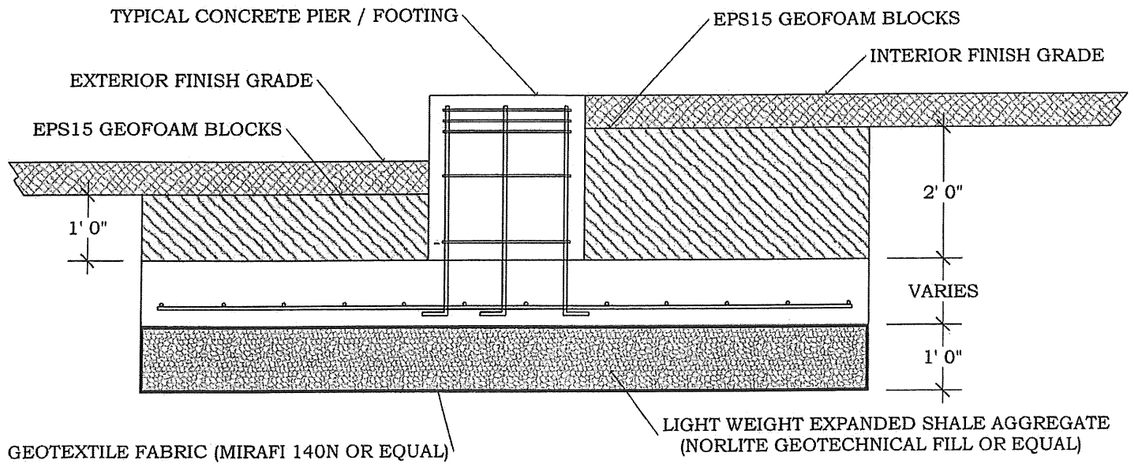


OVERHEAD DOOR DETAIL



VERTICAL REQUIRED AT PERIMETER OF ALL WALLS. NOT REQUIRED AT COLUMN FOOTINGS WHERE GEOTECH FOAM BLOCKS ARE UTILIZED.

INSULATION DETAILS



GEOTECH DETAILS - F1.0, F2.0, F3.0, F4.0, F5.0 (NOT REQUIRED AT F6.0)

GEOTECH FOAM BLOCKS ARE NOT TO BE INSTALLED AT WALL FOOTINGS.

STATE OF MAINE
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FOUNDATION PLAN & NOTES

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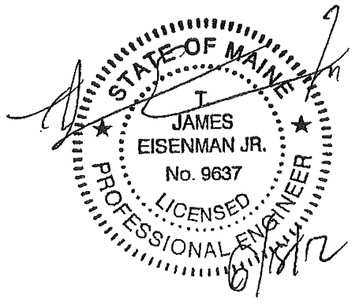
PORTLAND SPORTS REALTY, LLC
SEACOAST CRANE & BUILDING CO., INC

FO# 17096
Building 1 of 1



CORLE

114 ROSEMONT LANE, IMLER, PA 16655 (814) 276-9611

INDEX OF DRAWINGS

GENERAL

All materials included in the Metal Building System are in accordance with the manufacturer's standard materials and details unless otherwise specified on the order documents. (MBMA 2002 Metal Building Systems Manual, Part IV, Section 2.1)

DESIGN RESPONSIBILITY

The manufacturer is responsible only for the structural design of the Metal Building System it sells to the purchaser / customer. Neither the manufacturer nor the manufacturer's engineer is the design professional or engineer of record for the construction project. The manufacturer is not responsible for the design of any component or materials not sold by it, or their interface and connection with Metal Building System unless such design responsibility is specifically required by the order documents. (MBMA 2002 Metal Building Systems Manual, Part IV, Section 3.1)

FOUNDATION DESIGN AND ANCHOR BOLTS

The manufacturer is not responsible for the design, materials, and workmanship of the foundation. The anchor bolt plans prepared by the manufacturer are intended to show only the anchor bolt location, diameter (based on ASTM A36 bolts), and quantity required to connect the Metal Building System to the foundation. (MBMA 2002 Metal Building Systems Manual, Part IV, Section 3.2.2).

It is the responsibility of the end customer to ensure that adequate provisions are made for specifying bolt embedment, bearing angles, tie rods, and / or associated items embedded in the concrete foundation, as well as foundation design based on the loads imposed by the Metal Building System, or other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 2002 Metal Building Systems Manual, Part IV, Section 3.2.2)

U.S. –Anchor bolts shall be accurately set to a tolerance of +/– 1/8 in both elevation and location (AISC Code of Standard Practice for Steel Buildings and Bridges).

Canada –Anchor bolts shall be accurately set in accordance with CISC Code of Standard Practice, January 2000, Clause 7.7.1

ADJACENT EXISTING BUILDINGS

The manufacturer does not investigate the influence of the Metal Building System on adjacent existing buildings or structures. The end customer assures that such buildings and structures are adequate to resist snow loads or other conditions as a result of the presence of the Metal Building System. (MBMA 2002 Metal Building Systems Manual, Part IV, Section 3.2.5)

SHOP-PRIMED STEEL

All structural members of the Metal Building System not fabricated of corrosion resistant material or protected by corrosion resistant coating are painted with one coat of shop primer meeting the performance requirements of FS TTP-636D. All surfaces to receive shop primer are cleaned of loose rust, loose mill scale and other foreign matter by using, as a minimum, the hand tool cleaning method SSPC-SP2 (Steel Manual Structures Painting Council) prior to painting. The coat of shop primer is intended to protect the steel framing for only a short period of exposure to ordinary atmospheric conditions. Shop-primed is intended to protect the steel erection should be placed on blocking to prevent contact with the ground, and so positioned as to minimize water holding pockets, dust, mud an other contamination of the primer film. Repairs of damage to primed surfaces and or removal of foreign material due to improper field storage or site conditions are not the responsibility of the manufacturer. (CISC Code of Standard Practice, January 2000, Clause 6.6; (MBMA Metal Building Systems Manual, Part IV, Section 4.2.4).

ERECTION-GENERAL

The erector, by entering into contract to erect the building, holds itself out as skilled in the erection of Metal Building Systems and is responsible for complying with all applicable local, federal, and state construction and safety regulations including OSHA regulations as well as any applicable requirements of local, national, or international union rules or practices. (CISC Code of Standard Practice, January 2000, Clause 7.2; (MBMA 2002 Metal Building System Manual, Part IV, Section 6.9).

The erector shall erect the Metal Building System in accordance with the erection drawings, the Erection and Detail Manual (January 2010), and / or the Seam-Lok Technical – Erection manual (January 2010) as furnished by the manufacturer. The aforementioned erection information is intended to illustrate the layout of the framing members, provide the associated connection details, and suggests sequence of erection.
It is not intended to specify any particular method of erection to be followed by the erector. The erector remains solely responsible for the safety and appropriateness of all techniques and methods utilized by its crews in the erection of the Metal Building System. The erector is responsible for supplying any safety devices such as scaffolds, runways, nets, et, which may be required to safely erect the Metal Building System. (MBMA 2002 Metal Building Systems Manual, Part IV, Section 6.9) The manufacturer expressly disclaims any responsibility for injury to persons in the course of erection or for damages to the product itself. Field erection of a Pre-Engineered Metal Building, as in all construction projects, involves hazards to persons within the area of the construction and risk of damage to the property itself. Only experienced persons who are skilled and qualified in the erection of Metal Building Systems should be permitted to field-erect a building due to the hazards of this construction activity. The manufacturer is not responsible for the erection of the Metal Building System, the supply of any tools or equipment, or any other field work. The manufacturer provides no field supervision for the erection of the structure nor does the manufacturer perform any intermediate or final inspections of the Metal Building System during or after erection.

The erector shall furnish temporary guys and bracing where needed for squaring, plumbing, and securing the structural framing against loads, such as wind loads acting on the exposed framing as well as loads due to erection equipment and erection operation, but not including loads resulting from the performance of work by others. Bracing furnished by the manufacturer for the Metal Building System cannot be assumed to be adequate during erection. Temporary supports such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation will be determined, erected, and installed by the erector. (AISC Code of Standard Practice for Steel Buildings and Bridges, March 7, 2000, Section 7.10.3; CISC Code of Standard Practices, January, 2000, Clause 1.5; MBMA Metal Buildings System Manual, Part IV, Section 6.2.1.5).

ERECTION TOLERANCES

U.S. ; Erection tolerances are those set forth in AISC code of standard practice except individual members are considered, plumb, level and aligned if the deviation does not exceed 1:300. (AISC Code of Standard Practice for Steel Buildings and Bridges March 7, 2000 Section 7.13.1; MBMA 2002 Metal Building Systems Manual, Part IV, Section 6.8)

Canada; Erection tolerances are those set forth in CISC Code of Standard Practice except individual members are considered plumb, level and aligned if the deviation does not exceed 1:500. (CISC Handbook of Steel Construction, Ninth Edition, Second Revised Printing, Part1, Clause 29.7.2; MBMA 2002 Metal Building Systems Manual, Part IV, Section 6.8)

BOLT TIGHTENING

The proper tightening and inspection of all fasteners is the responsibility of the erector. All high strength (ASTM A325, ASTM A490) bolts and nuts must be tightened by the "turn-of-the-nut" method unless otherwise specified by the end customer in the contract documents. Inspection of high strength bolt end nut installation by other than the erector must also be specified in the contract documents and the erector is responsible for ensuring that the installation procedures are compatible prior to the start of erection (CISC Handbook of Steel Construction, Ninth Edition, Second Revised Printing, Part 1, Clause 23.8.2), (MBMA 2002 Metal Building Systems Manual, Part IV, Section 5.9)

MATERIALS	ASTM DESIGNATION	MINIMUM YIELD	MATERIALS	ASTM DESIGNATION	MINIMUM YIELD
Hot-Rolled Mill Sections	A 36, A 572, A 992	Fy = 36 ksi and/or 50 ksi	Roof and Wall Sheeting	A 792, Gr. 50 Class 1 A 792, Gr. 80	Fy = 50 ksi Fy = 80 ksi
Structural Steel Plates	A 572, A 1011	Fy = 55 ksi	Mild Steel Bolts	A 307	Fy = 36 ksi
Structural Steel Bars	A 572 or A 529	Fy = 55 ksi	High Strength Bolts	A 325-N A 490-N	Fy = 92 or 81 ksi N/A
Cold Formed Light Gauge Shapes	A 653 Gr. 50 Modified	Fy = 55 ksi	Anchor Rods (If supplied)	A 36	Fy = 36 ksi
Cable Bracing	A 475, EHS	N/A	Pipe and Hollow Structural Sections	A 500 Gr. B	Fy = 42 ksi, 46 ksi
Rod Bracing	A 36	Fy = 36 ksi			

CORRECTION OF ERRORS AND REPAIRS

The correction of minor misfits by the use of drift pins to draw the components into line, shimming, moderate amounts of reaming, chipping, and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. (AISC Code of Standard Practice for Steel Buildings and Bridges, March 7, 2000, Section 7.14; CISC Code of Standard Practice, January 2000, Clause 7.15; MBMA 2002 Metal Building Systems Manual, Part IV, Section 6.10).

DRAWING DISCREPANCIES

In case of discrepancies between the manufacturers steel plans and plans for other trades, the manufacturers steel plans govern. (AISC Code of Standard Practice for Steel Buildings and Bridges, March 7, 2000, Section 3.3; CISC Code of Standard Practice, January 2000, Clause 3.4; MBMA 2002 Metal Building Systems Manual, Part IV, Section 3.1).

DELIVERIES

Delivery of any material by the manufacturers carrier, a common carrier, or to purchasers/ customers own leased, chartered, or authorized conveyance shall constitute delivery to builder, and thereafter, such material shall be at builders risk. If builder chooses to use its own, or private carrier, it shall be solely responsible for compliance with all applicable government regulations. All charges shall be borne by the builder. The manufacturers responsibility for damage or loss ceases upon delivery of shipment to carrier. The manufacturer will endeavor to deliver on the required date. The manufacturers truck is not considered as being late if deliveries are between 8am – 12pm (morning) and 12pm – 5pm (afternoon). However, the manufacturer cannot be held responsible for circumstances beyond our control. For deliveries via the manufacturers truck, the manufacturer will only honor claims that were approved by the customer service department at the time of delivery. For deliveries via contract carriers, it is the responsibility of the customer to file claims with the carrier. The manufacturer cannot assume any liability for the claim.

SHORTAGES

The purchaser /customer should make an inspection upon arrival of all building components. The purchaser/customer must note on the freight bill any missing item(s) and notify the manufacturers customer service department immediately; otherwise, the manufacturer cannot be held responsible for any shortages. If any item is damaged, note on the bill of lading and file a claim with the freight agent. Concealed shortages must be reported to the manufacturers customer service department within the following time frames (date from receipt of first delivery), based on the project shipment size, i.e., number of truck loads used in delivery.

1 to 3 loads.... 2 weeks 4 loads and over.... 3 weeks

The manufacturers responsibility for shortages expires at the end of these time periods.

FABRICATION ERRORS

The purchaser/customer is responsible for contacting the customer service department to advise the manufacturer of fabrication problems and corresponding cost estimates. The manufacturer will be responsible for providing the builder with verbal approval to proceed with appropriate field corrections. This will be done in a timely manner. IF THE BUILDER PROCEEDS WITH CORRECTIVE WORK WITHOUT THE MANUFACTURERS APPROVAL, HE DOES SO AT HIS OWN RISK. The manufacturer shall not be responsible for any claims where the purchaser/customer has not documented the problem, its correction, and reasonable costs for repair, and submitted this documentation for payment within 30 days of the occurrence.

INVOICE PAYMENT

By acceptance of the materials of services set forth in the invoice, the purchaser/customer agrees to pay the invoice amount within the time period specified on the invoice. AT NO TIME IS IT ACCEPTABLE TO DEDUCT A BACK CHARGE OR SHORTAGE FROM AN INVOICE.

SAFETY PROCEDURES

THE MANUFACTURER IS COMMITTED TO MANUFACTURING A QUALITY PRODUCT THAT CAN BE ERECTED SAFELY. ALTHOUGH GOOD JOB SITE PRACTICES AND A COMMITMENT TO SAFETY BY THE ERECTOR ARE BEYOND THE CONTROL OF THE MANUFACTURER, THE MANUFACTURER HIGHLY RECOMMENDS THE ERECTOR PROVIDE GOOD, SAFE WORKING CONDITIONS ON THE JOB SITE. THE ERECTOR SHOULD FOLLOW ALL LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY REGULATIONS AT ALL TIMES. ACCIDENT PREVENTION PRACTICES SHOULD BE IMPLEMENTED AND EACH EMPLOYEE SHOULD KNOW EMERGENCY PROCEDURES. THE MANUFACTURER ALSO RECOMMENDS DAILY MEETINGS TO DISCUSS ERECTION SAFETY PROCEDURES. FOR ADDITIONAL INFORMATION CONCERNING FEDERAL HEALTH AND SAFETY REGULATIONS, CONTACT THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

U.S. Department of Labor
Occupational Safety and Health Administration
200 Constitution Avenue, N.W.
Washington, DC 20210
www.osha.gov

THE MANUFACTURER SHALL NOT BE RESPONSIBLE FOR PERSONAL INJURY OR PROPERTY DAMAGE AS A RESULT OF FAILURE TO FOLLOW ALL APPLICABLE SAFETY REGULATIONS AND MATERIAL HANDLING AND INSTALLATION RECOMMENDATIONS.

CORLE
114 ROSEMONT LANE, IMLER, PA 16655 (814)276-9611

PORTLAND SPORTS REALTY, LLC
120'-0" x 150'-0" x 34'-0"
DATE: 5/31/12 | REVISION: 0
ENG: JKB | DWN: KAH | APPD: JKB

F.O. 17096

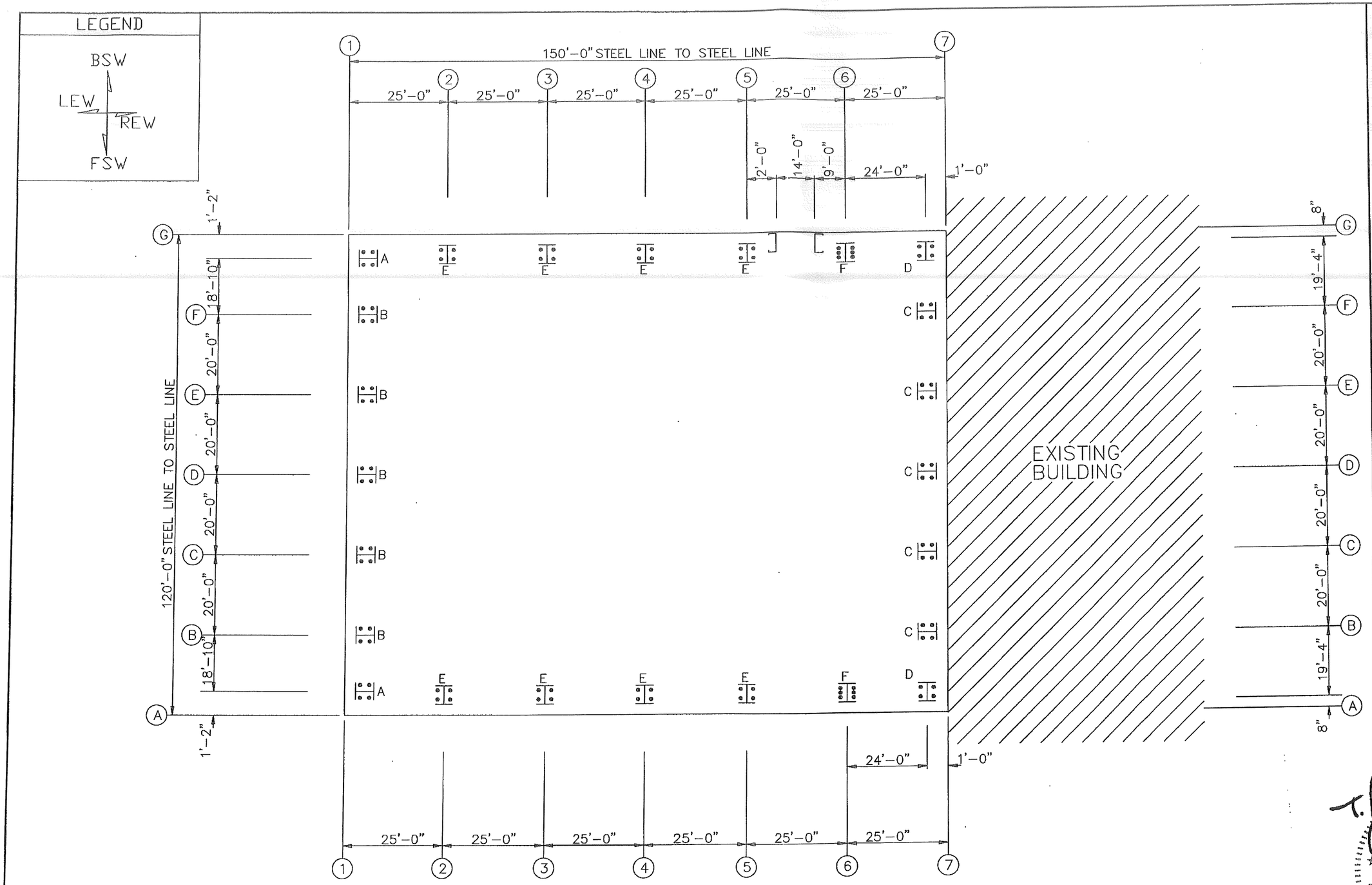
PORTLAND SPORTS REALTY, LLC
REVISION HISTORY

REV.	DESCRIPTION	DATE

DRAWING STATUS

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

STATE OF MAINE
T. JAMES EISENMAN JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012



ANCHOR BOLT PLAN

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

CORLE

114 ROSEMONT LANE, IMLER, PA 16655 (814)276-9611

PORTLAND SPORTS REALTY, LLC

120'-0" x 150'-0" x 34'-0"

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ENG: JKB | DWN: DJH | APPD: JKB

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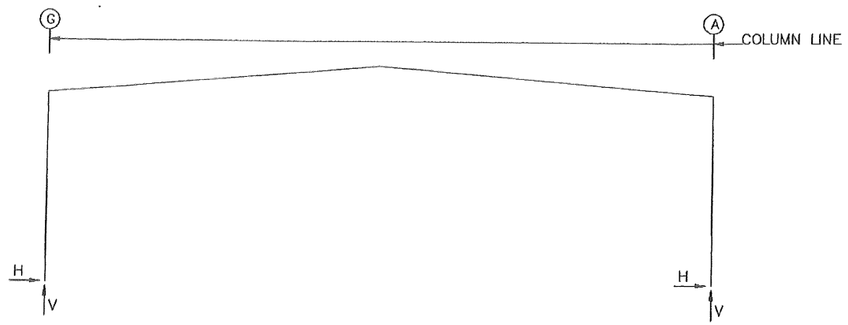
COMMONWEALTH OF PENNSYLVANIA
T. JAMES EISENMAN JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012

FRAME LINES: 2 3 4 5 6



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base Plate (in) Width	Length	Thick	Grout (in)
2*	G	4	1.250	10.00	14.31	0.625	0.0
2*	A	4	1.250	10.00	14.31	0.625	0.0

2* Frame lines: 2 3 4 5

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base Plate (in) Width	Length	Thick	Grout (in)
6	G	6	1.250	12.00	14.69	0.750	0.0
6	A	6	1.250	12.00	14.69	0.750	0.0

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind_L1 Horiz	Wind_L1 Vert	Wind_R1 Horiz	Wind_R1 Vert
2*	G	6.7	13.2	4.8	7.5	19.0	30.0	43.8	69.3	-16.1	-22.8	-6.2	-15.7
2*	A	-6.7	13.2	-4.8	7.5	-19.0	30.0	-43.8	69.3	6.2	-15.7	16.1	-22.8

Frame Line	Column Line	Wind_L2 Horiz	Wind_L2 Vert	Wind_R2 Horiz	Wind_R2 Vert	LnWind1 Horiz	LnWind1 Vert	LnWind2 Horiz	LnWind2 Vert	Seismic_L Horiz	Seismic_L Vert	Seismic_R Horiz	Seismic_R Vert
2*	G	-12.7	-13.0	-2.8	-6.0	-10.0	-33.9	-6.6	-24.2	-5.2	-2.7	5.2	2.7
2*	A	2.8	-6.0	12.7	-13.0	10.0	-33.9	6.6	-24.2	-5.2	2.7	5.2	-2.7

Frame Line	Column Line	LnSeis Horiz	LnSeis Vert	LWIND1_L2E Horiz	LWIND1_L2E Vert	LWIND1_R2E Horiz	LWIND1_R2E Vert	LWIND2_L2E Horiz	LWIND2_L2E Vert	LWIND2_R2E Horiz	LWIND2_R2E Vert	F1UNB_SL_L Horiz	F1UNB_SL_L Vert
2*	G	0.0	-24.8	-0.4	-3.6	-0.7	-0.5	-0.4	-3.6	-0.7	-0.5	35.8	67.7
2*	A	0.0	-24.8	0.7	-0.5	0.4	-3.6	0.7	-0.5	0.4	-3.6	-36.0	38.9

Frame Line	Column Line	F1UNB_SL_R Horiz	F1UNB_SL_R Vert
2*	G	36.0	38.9
2*	A	-35.8	67.7

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Drift Horiz	Drift Vert	Wind_L1 Horiz	Wind_L1 Vert
6	G	6.2	14.8	4.0	7.5	16.1	30.0	37.2	69.3	17.5	32.6	-14.4	-22.8
6	A	-6.2	14.8	-4.0	7.5	-16.1	30.0	-37.2	69.3	-17.5	32.6	4.5	-15.7

Frame Line	Column Line	Wind_R1 Horiz	Wind_R1 Vert	Wind_L2 Horiz	Wind_L2 Vert	Wind_R2 Horiz	Wind_R2 Vert	LnWind1 Horiz	LnWind1 Vert	LnWind2 Horiz	LnWind2 Vert	Seismic_L Horiz	Seismic_L Vert
6	G	-4.4	-15.7	-11.8	-13.0	-1.8	-6.0	-8.0	-23.6	-5.4	-13.9	-5.2	-2.8
6	A	14.4	-22.8	1.9	-6.0	11.8	-13.0	8.0	-23.6	5.4	-13.9	-5.2	2.8

Frame Line	Column Line	Seismic_R Horiz	Seismic_R Vert	LWIND1_L2E Horiz	LWIND1_L2E Vert	LWIND1_R2E Horiz	LWIND1_R2E Vert	LWIND2_L2E Horiz	LWIND2_L2E Vert	LWIND2_R2E Horiz	LWIND2_R2E Vert	F2UNB_SL_L Horiz	F2UNB_SL_L Vert
6	G	5.2	2.8	-0.4	-3.6	-0.7	-0.5	-0.4	-3.6	-0.7	-0.5	30.2	67.7
6	A	5.2	-2.8	0.7	-0.5	0.4	-3.6	0.7	-0.5	0.4	-3.6	-30.4	38.8

Frame Line	Column Line	F2UNB_SL_R Horiz	F2UNB_SL_R Vert
6	G	30.4	38.8
6	A	-30.2	67.7

2* Frame lines: 2 3 4 5

CORLE

114 ROSEMONT LANE, IMLER, PA 16655 (814)276-9611

PORTLAND SPORTS REALTY, LLC

120'-0" x 150'-0" x 34'-0"

DATE: 5/31/12 | REVISION: 0

ENG: JKB | DWN: DJH | APPD: JKB

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REVISION HISTORY

REV.	DESCRIPTION	DATE

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STATE OF MAINE
T. JAMES EISENMAN JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Rafter Wind_L Vert	Rafter Wind_R Vert	Brace ——Wind_L—— Horz	Brace ——Wind_L—— Vert	Brace ——Wind_R—— Horz	Brace ——Wind_R—— Vert	Wind_P Horz	Wind_S Horz
1	G	1.2	0.6	2.4	5.7	−2.8	−1.6	0.0	−2.8	0.0	−1.6	−2.6	3.1
1	F	2.4	1.4	5.8	13.3	−6.5	−3.8	0.0	−6.5	0.0	−3.8	−5.3	5.9
1	E	2.3	1.3	5.1	11.7	−5.9	−3.1	0.0	−5.9	0.0	−3.1	−5.6	6.2
1	D	2.4	1.4	5.4	12.5	−4.6	−4.7	4.2	−12.0	0.0	2.8	−5.9	6.5
1	C	2.3	1.3	5.1	11.7	−3.1	−5.9	0.0	4.4	4.2	−13.3	−5.6	6.2
1	B	2.4	1.4	5.8	13.3	−3.8	−6.5	0.0	−3.8	0.0	−6.5	−5.3	5.9
1	A	1.2	0.6	2.4	5.7	−1.6	−2.8	0.0	−1.6	0.0	−2.8	−2.6	3.1

Frm Line	Col Line	LnWind1 Vert	LnWind2 Vert	——Seis_L—— Horz	——Seis_L—— Vert	——Seis_R—— Horz	——Seis_R—— Vert	E1UNB_SL_L Horz	E1UNB_SL_L Vert	E1UNB_SL_R Horz	E1UNB_SL_R Vert	—LWIND1_L— Horz	—LWIND1_L— Vert
1	G	−1.9	−1.1	0.0	0.1	0.0	−0.1	0.0	4.9	0.0	1.4	0.0	−0.8
1	F	−4.6	−2.7	0.0	0.1	0.0	−0.1	0.0	13.6	0.0	4.2	0.0	−1.5
1	E	−4.0	−2.3	0.0	0.1	0.0	−0.1	0.0	17.9	0.0	2.5	0.0	0.1
1	D	−4.1	−2.4	8.0	−15.0	0.0	14.3	0.0	10.8	0.0	10.8	0.0	0.0
1	C	−4.0	−2.3	0.0	14.9	8.0	−14.2	0.0	2.5	0.0	17.9	0.0	0.0
1	B	−4.6	−2.7	0.0	−0.1	0.0	0.1	0.0	4.2	0.0	13.6	0.0	0.0
1	A	−1.9	−1.1	0.0	−0.1	0.0	0.1	0.0	1.4	0.0	4.9	0.0	0.0

Frm Line	Col Line	—LWIND1_R— Horz	—LWIND1_R— Vert	—LWIND2_L— Horz	—LWIND2_L— Vert	—LWIND2_R— Horz	—LWIND2_R— Vert
1	G	0.0	0.0	0.0	−0.8		
1	F	0.0	0.0	0.0	−1.5	0.0	0.0
1	E	0.0	0.0	0.0	0.1	0.0	0.0
1	D	0.0	0.0	0.0	0.0	0.0	0.0
1	C	0.0	0.2	0.0	0.0	0.0	0.2
1	B	0.0	−1.5	0.0	0.0	0.0	−1.5
1	A	0.0	−0.8	0.0	0.0	0.0	−0.8

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Drift Vert	Rafter Wind_L Vert	Rafter Wind_R Vert	Brace ——Wind_L—— Horz	Brace ——Wind_L—— Vert	Brace ——Wind_R—— Horz	Brace ——Wind_R—— Vert	Wind_P Horz
7	A	2.0	0.6	2.4	5.7	9.9	−2.8	−1.6	0.0	−2.8	0.0	−1.6	−2.6
7	B	3.1	1.4	5.8	13.3	26.8	−6.5	−3.8	2.1	−10.0	0.0	−0.2	−5.2
7	C	3.2	1.3	5.1	11.7	23.4	−5.9	−3.0	2.1	−6.1	2.1	−2.9	−5.6
7	D	3.3	1.4	5.4	12.5	22.7	−4.7	−4.7	0.0	−0.9	2.1	−8.4	−5.8
7	E	3.2	1.3	5.1	11.7	23.4	−3.1	−5.9	0.0	−3.1	0.0	−5.9	−5.6
7	F	3.0	1.4	5.8	13.3	26.8	−3.8	−6.5	0.0	−3.8	0.0	−6.5	−5.2
7	G	2.0	0.6	2.4	5.7	9.9	−1.6	−2.8	0.0	−1.6	0.0	−2.8	−2.6

Frm Line	Col Line	Wind_S Horz	LnWind1 Vert	LnWind2 Vert	——Seis_L—— Horz	——Seis_L—— Vert	——Seis_R—— Horz	——Seis_R—— Vert	E2UNB_SL_L Horz	E2UNB_SL_L Vert	E2UNB_SL_R Horz	E2UNB_SL_R Vert	—LWIND1_L— Horz	—LWIND1_L— Vert
7	A	3.1	−1.9	−1.1	0.0	0.0	0.0	0.0	0.0	4.9	0.0	1.4	0.0	−0.8
7	B	5.8	−4.6	−2.7	3.8	−6.3	0.0	6.4	0.0	13.6	0.0	4.2	0.0	−1.5
7	C	6.2	−4.0	−2.3	3.8	−0.5	3.8	0.7	0.0	17.9	0.0	2.5	0.0	0.1
7	D	6.5	−4.1	−2.4	0.0	7.0	3.8	−7.3	0.0	10.8	0.0	10.8	0.0	0.0
7	E	6.2	−4.0	−2.3	0.0	−0.1	0.0	0.1	0.0	2.5	0.0	17.9	0.0	0.0
7	F	5.8	−4.6	−2.7	0.0	−0.1	0.0	0.1	0.0	4.2	0.0	13.6	0.0	0.0
7	G	3.1	−1.9	−1.1	0.0	0.0	0.0	0.0	0.0	1.4	0.0	4.9	0.0	0.0

Frm Line	Col Line	—LWIND1_R— Horz	—LWIND1_R— Vert	—LWIND2_L— Horz	—LWIND2_L— Vert	—LWIND2_R— Horz	—LWIND2_R— Vert
7	A	0.0	0.0	0.0	−0.8		
7	B	0.0	0.0	0.0	−1.5	0.0	0.0
7	C	0.0	0.0	0.0	0.1	0.0	0.0
7	D	0.0	0.0	0.0	0.0	0.0	0.0
7	E	0.0	0.1	0.0	0.0	0.0	0.1
7	F	0.0	−1.5	0.0	0.0	0.0	−1.5
7	G	0.0	−0.8	0.0	0.0	0.0	−0.8

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Qty	Bolt Dia	Base_Plate (in) Width	Length	Thick	Grout (in)
1	G	4	0.750	6.000	12.00	0.375	0.0
1	F	4	0.750	8.000	12.25	0.375	0.0
1	E	4	0.750	8.000	12.25	0.375	0.0
1	D	4	0.750	8.000	12.25	0.375	0.0
1	C	4	0.750	8.000	12.25	0.375	0.0
1	B	4	0.750	8.000	12.25	0.375	0.0
1	A	4	0.750	6.000	12.00	0.375	0.0
7	A	4	0.750	10.00	16.00	0.375	0.0
7	B	4	0.750	10.00	16.00	0.375	0.0
7	C	4	0.750	10.00	16.00	0.375	0.0
7	D	4	0.750	10.00	16.00	0.375	0.0
7	E	4	0.750	10.00	16.00	0.375	0.0
7	F	4	0.750	10.00	16.00	0.375	0.0
7	G	4	0.750	10.00	16.00	0.375	0.0

NOTES FOR REACTIONS

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

DESIGN CRITERIA

Width (ft)	= 120
Length (ft)	= 150
Eave Height (ft)	= 34
Roof Slope (rise/12)	= 1.0:12
Building Code	= IBC 09
Local Code (State / Prov)	= IBC 09
Dead Load (psf)	= 4.060
Collateral Load (psf)	= 5
Roof Live Load (psf)	= 20.00
Frame Live Load (psf)	= 20
Snow:	
Ground Snow Load (psf)	= 60.0000
Snow Importance	= 1.1000
Thermal Coefficient	= 1.00
Snow Exposure Factor	= 1.00
Slippery Roof	= N
Roof Snow Load (psf)	= 46.2
Wind:	
Basic Wind Speed (mph)	= 100 mph
Occupancy Category	= III— High
Importance — Wind	= 1.15
Wind Exposure	= B
Enclosure Classification	= C
Internal Pressure Coefficients	
Pressure	= 0.18
Suction	= −0.18
Components & Cladding	
Design Pressure:	
Pressure	= 19.567
Suction	= −26.040

SEISMIC CRITERIA

Seismic Importance	= 1.25
Occupancy Category	= III— High
Mapped Spectral Response Accelerations	
Ss	= 0.3200
S1	= 0.0800
Spectral Response Coefficients	
Sds	= 0.4855
Sd1	= 0.1867
Site Class	= E
Seismic Design Category	= C
Base Shear	
Expanded Formula	= 0.667*Ie*Fa*Ss*W/R
Longitudinal Base Shear	=78.49
Transverse Base Shear	=67.63
Seismic Response Coefficients	
Frame	= 0.165
FSW	= 0.202
BSW	= 0.202
Response Modification Factors	
Frame	= 3
FSW	= 3
BSW	= 3

Equivilant Lateral Brace Force Procedure.

Steel systems not specifically detailed for seismic resistance.

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type
○ 56	Endwall	3/4"	
⊕ 44	Frame	1 1/4"	

BUILDING BRACING REACTIONS

Wall Loc	Wall Line	Col Line	Reactions in plane of wall ± Reactions (k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel Shear (lb/ft)
L_EW	1	D,C	Bracing, see EW reactions				
F_SW	A	3,4	8.2	*	19.6	*	
		4,5	8.2	*	19.6	*	
R_EW	7	B,C	Bracing, see EW reactions				
		C,D	Bracing, see EW reactions				
B_SW	G	5,4	8.2	*	19.6	*	
		4,3	8.2	*	19.6	*	

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

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PORTLAND SPORTS REALTY, LLC
120'-0" x 150'-0" x 34'-0"
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ENG: JKB | DWN: DJH | APPD: JKB

F.O. 17096

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REV.	DESCRIPTION	DATE

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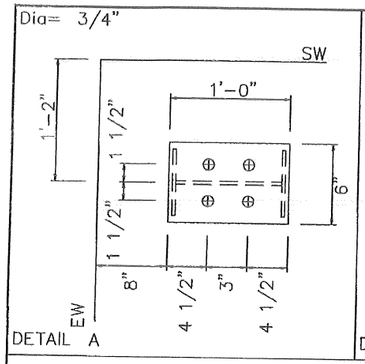
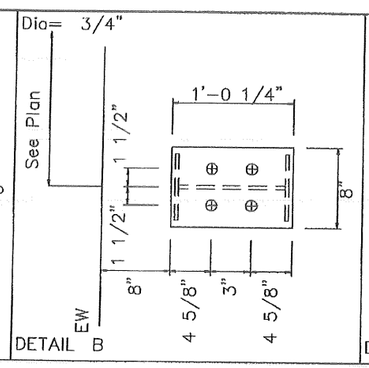
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012



DETAIL A



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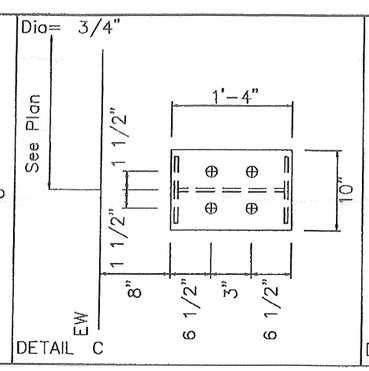

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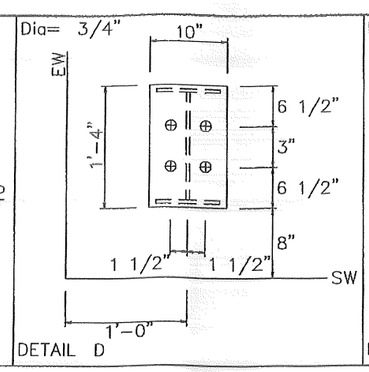
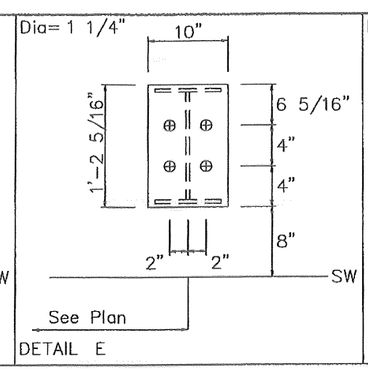
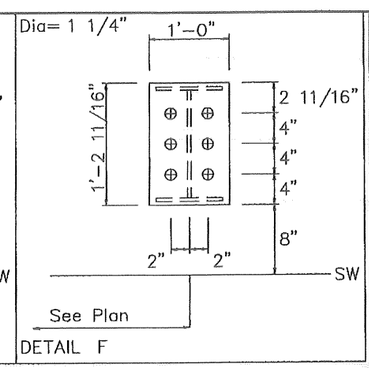


DETAIL D



DETAIL E



DETAIL F

ADDITIONAL LOADING INFORMATION

Mezzanine Loads:

Dead Load	_____	PSF
Collateral Load	_____	PSF
Live Load	_____	PSF

Crane Information:

Crane Type	_____	
CMAA Service Class	_____	
Crane capacity =	_____	Kips
Bridge Weight =	_____	Kips
Hoist/Trolley Weight =	_____	Kips
Wheel Spacing =	_____	Ft.

Additional Loads:

1. _____
2. _____
3. _____

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FOR CONSTRUCTION:
FINAL DRAWINGS.

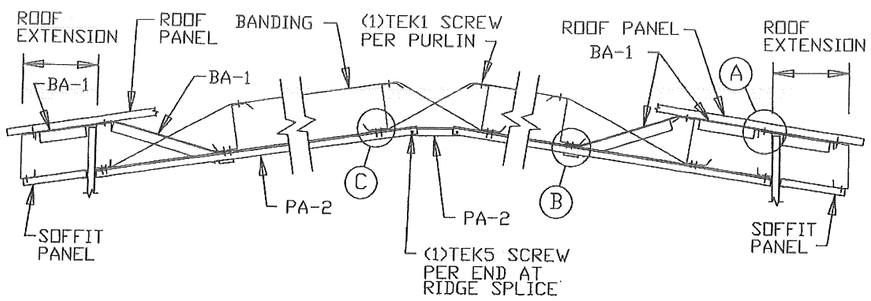
STATE OF MAINE
T. JAMES EISENMAN JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER

JUN 18 2012

STANDARD PURLIN BRACING DETAIL FOR STANDING SEAM ROOF PANELS

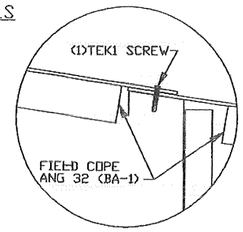
NOTE 1: SPACE BANDING EVENLY ACROSS BAYS AS SHOWN.

NOTE 2: SPLICE PA-2 USING A 4 1/2" LAP AND (5) TEK5 SCREWS EVENLY SPACED.

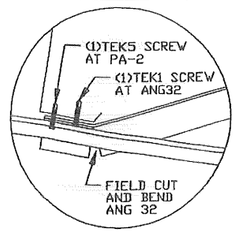


CONDITION 1:
FIRST PURLIN SPACE GREATER THAN 2'-0"

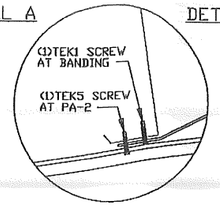
CONDITION 2:
FIRST PURLIN SPACE LESS THAN OR EQUAL TO 2'-0"



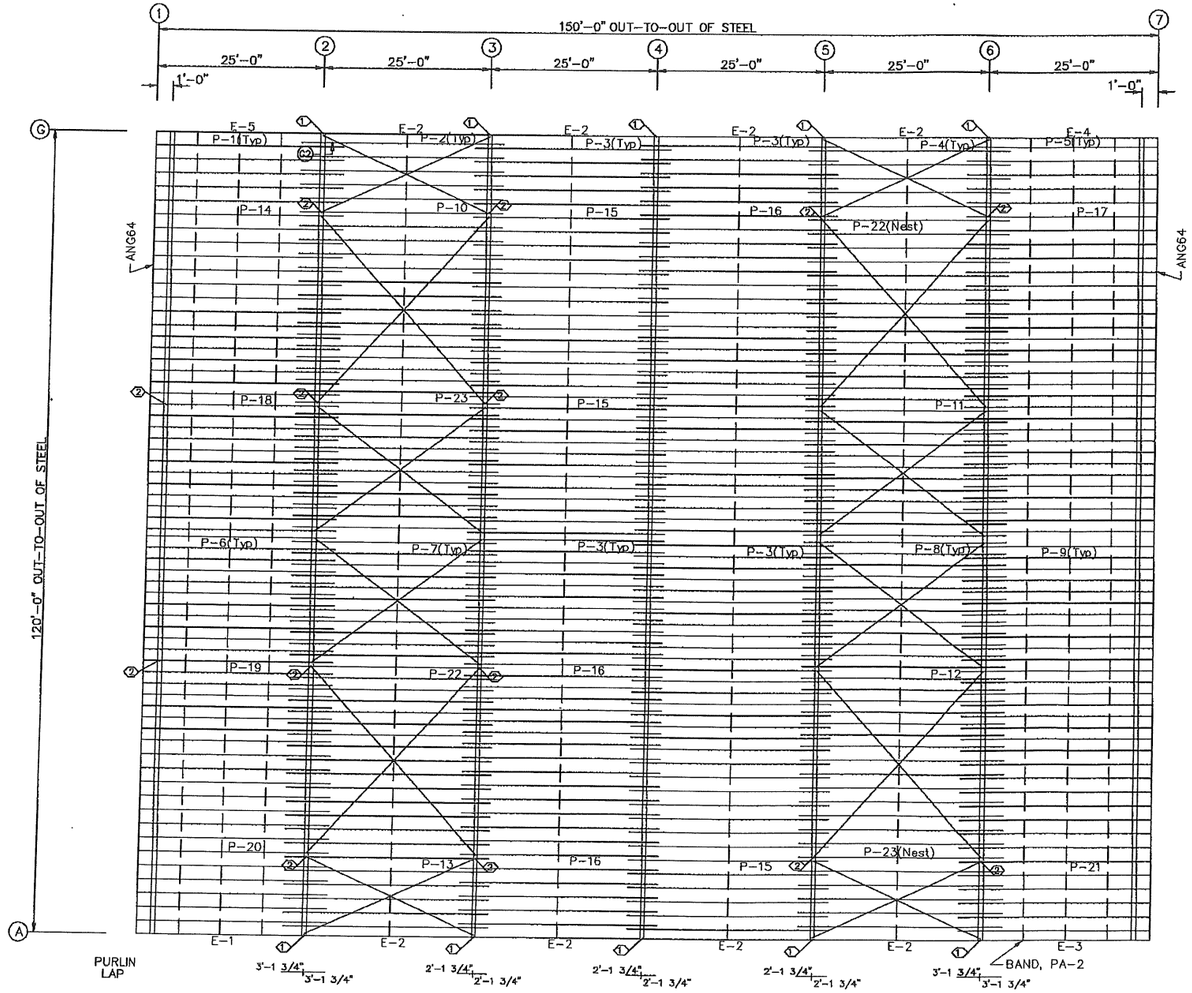
DETAIL A



DETAIL B



DETAIL C



ROOF FRAMING PLAN

MEMBER TABLE
ROOF PLAN

QUAN	MARK	PART	LENGTH
30	P-1	10X25Z14	28'-1 1/2"
30	P-2	10X25Z16	30'-3 1/2"
122	P-3	10X25Z16	29'-3 1/2"
30	P-4	10X25Z13	30'-3 1/2"
31	P-5	10X25Z10	28'-1 1/2"
30	P-6	10X25Z14	28'-1 1/2"
30	P-7	10X25Z16	30'-3 1/2"
30	P-8	10X25Z13	30'-3 1/2"
31	P-9	10X25Z10	28'-1 1/2"
1	P-10	10X25Z10	30'-3 1/2"
1	P-11	10X25Z12	30'-3 1/2"
1	P-12	10X25Z12	30'-3 1/2"
1	P-13	10X25Z10	30'-3 1/2"
1	P-14	10X25Z14	28'-1 1/2"
3	P-15	10X25Z16	29'-3 1/2"
3	P-16	10X25Z16	29'-3 1/2"
1	P-17	10X25Z10	28'-1 1/2"
1	P-18	10X25Z14	28'-1 1/2"
1	P-19	10X25Z14	28'-1 1/2"
1	P-20	10X25Z14	28'-1 1/2"
1	P-21	10X25Z10	28'-1 1/2"
3	P-22	10X25Z13	30'-3 1/2"
3	P-23	10X25Z13	30'-3 1/2"
1	E-1	10X35E16	24'-11 1/2"
8	E-2	10X35E16	24'-11 1/2"
1	E-3	10X35E13	24'-11 1/2"
1	E-4	10X35E13	24'-11 1/2"
1	E-5	10X35E16	24'-11 1/2"
8	CB-10	CABLE500	23'-11 1/2"
8	CB-11	CABLE500	34'-9 13/16"
6	CB-12	CABLE250	29'-3 13/16"
2	CB-13	CABLE250	29'-3 3/4"

SPECIAL BOLTS
ROOF PLAN

ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	1/2"	1 1/2"	0
2	4	A325	1/2"	1 1/4"	0

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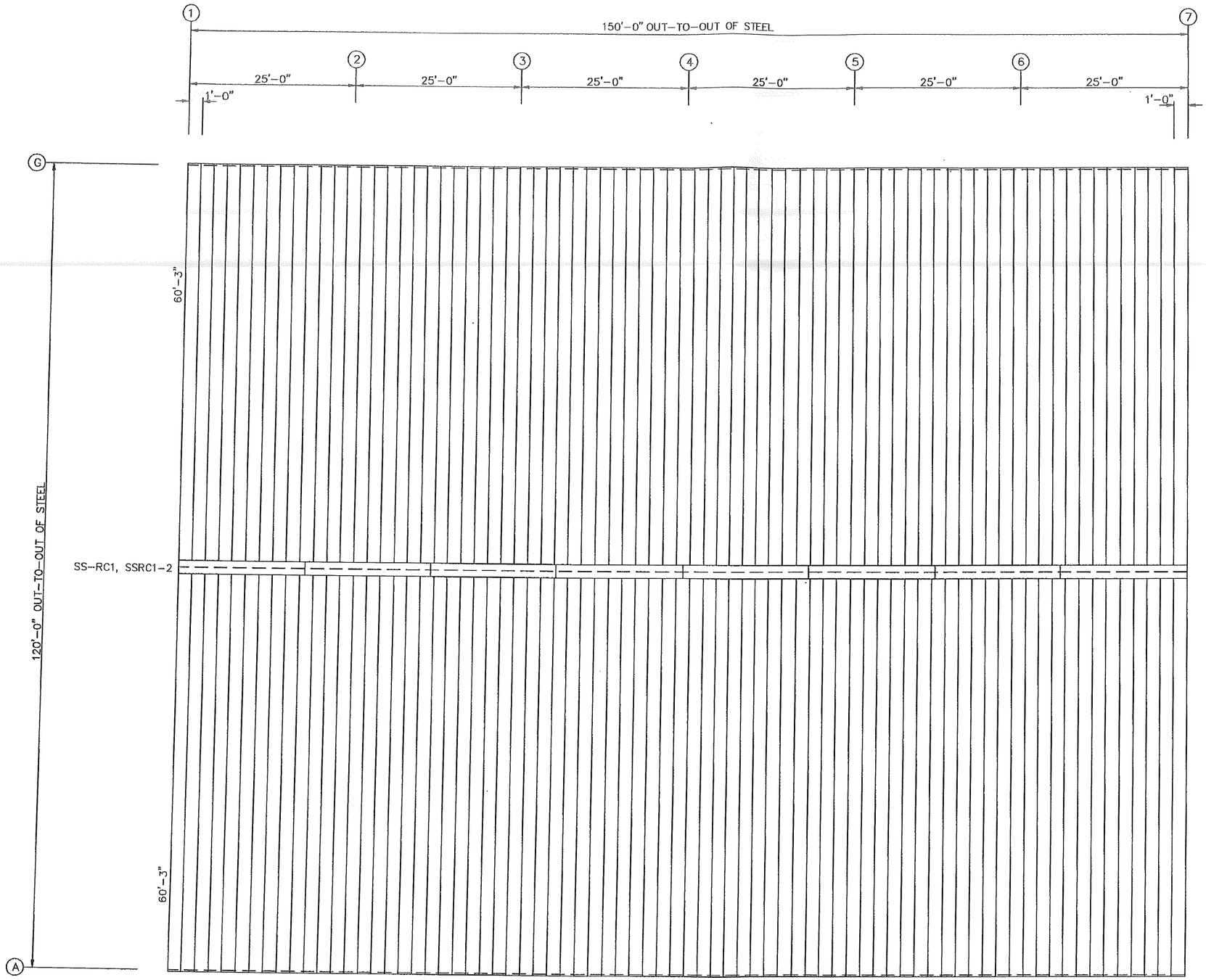
STATE OF MAINE
T. JAMES EISENMAN JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER

JUN 18 2012



ROOF SHEETING PLAN

PANELS: 24 Ga. L4 – Galvalume

CORLE

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STATE OF MAINE
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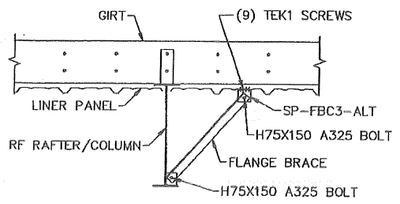
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012

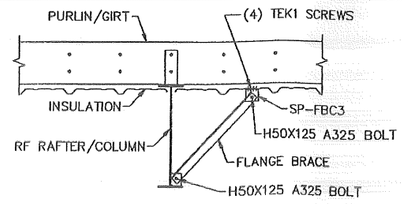
SPLICE BOLT TABLE

Mark	Qty Top	Bot	Int	Type	Dia	Length
SP-1	4	4	4	A325	1.500	4.25
SP-2	4	4	0	A325	1.250	3.50
SP-3	4	4	2	A325	1.250	3.50



* MUST SCREW THROUGH LINER PANEL* AND INTO GIRT/PURLIN.

▼ FLANGE BRACE DETAIL



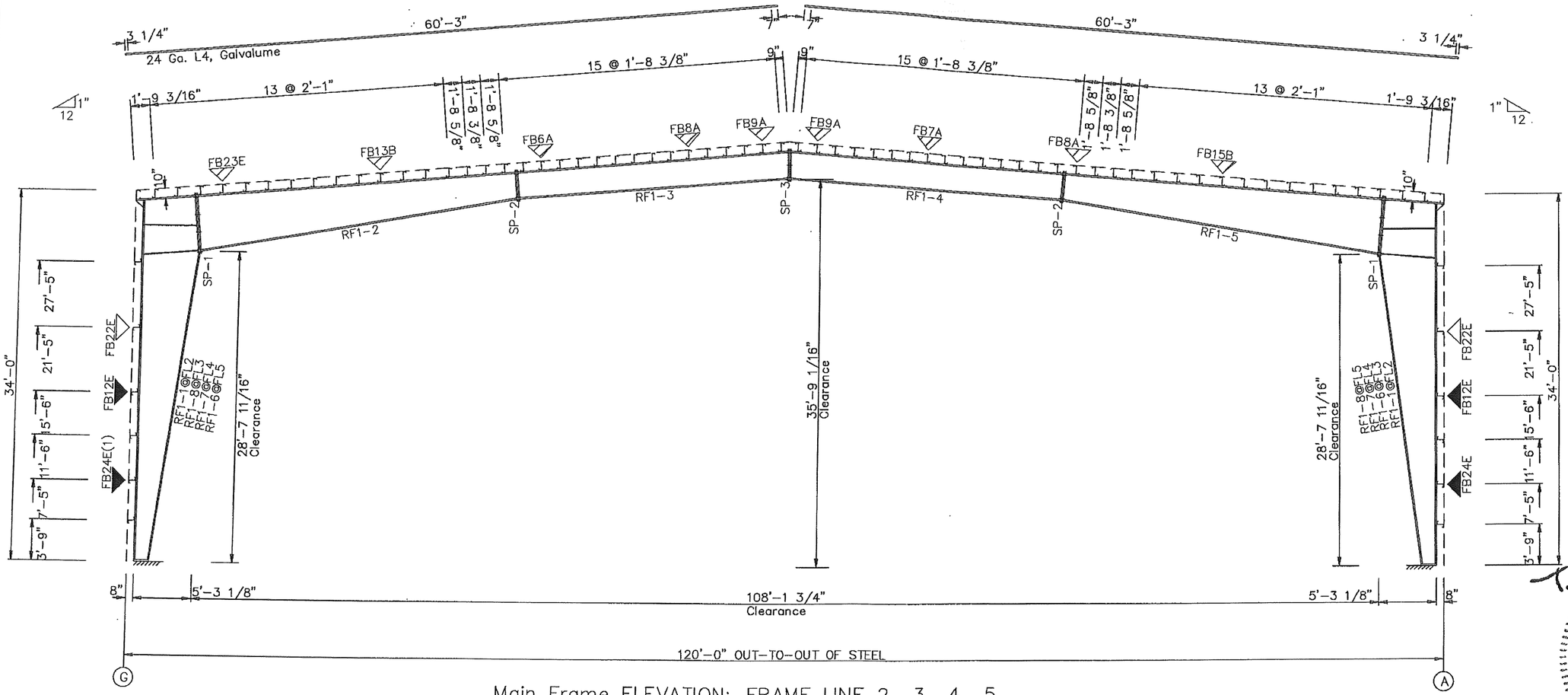
* MUST SCREW THROUGH LINER PANEL* OR INSULATION AND INTO GIRT/PURLIN.

▽ FLANGE BRACE DETAIL

MEMBER TABLE

Mark	Web Depth Start/End	Web Plate Thick	Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF1-1	13.3/47.9	0.313	240.0	10 x 3/8" x 397.6	10 x 5/8" x 121.1
	47.9/62.0	0.375	162.4	10 x 3/8" x 65.2	10 x 3/4" x 220.4
RF1-2	59.0/38.0	0.375	231.7	10 x 3/8" x 231.7	10 x 3/4" x 51.9
	38.0/27.1	0.313	120.0	10 x 1/2" x 120.0	10 x 5/8" x 60.2
					10 x 1/2" x 240.9
RF1-3	27.0/27.8	0.219	240.1	10 x 1" x 300.1	10 x 1/2" x 240.0
	27.8/28.0	0.219	60.0		10 x 3/8" x 57.7
RF1-4	28.0/27.8	0.219	60.0	10 x 1" x 300.1	10 x 3/8" x 57.7
	27.8/27.0	0.219	240.1		10 x 1/2" x 240.0
RF1-5	27.1/38.0	0.313	120.0	10 x 1/2" x 120.0	10 x 1/2" x 240.9
	38.0/59.0	0.375	231.7	10 x 3/8" x 231.7	10 x 5/8" x 60.2
					10 x 3/4" x 51.9
RF1-6	13.3/47.9	0.313	240.0	10 x 3/8" x 397.6	10 x 5/8" x 121.1
	47.9/62.0	0.375	162.4	10 x 3/8" x 65.2	10 x 3/4" x 220.4
RF1-7	13.3/47.9	0.313	240.0	10 x 3/8" x 397.6	10 x 5/8" x 121.1
	47.9/62.0	0.375	162.4	10 x 3/8" x 65.2	10 x 3/4" x 220.4
RF1-8	13.3/47.9	0.313	240.0	10 x 3/8" x 397.6	10 x 5/8" x 121.1
	47.9/62.0	0.375	162.4	10 x 3/8" x 65.2	10 x 3/4" x 220.4

▽FLANGE BRACES: Both Sides(U.N.)
FBxxB(1)
B – L20X3/16
E – L30X1/4
A – L15X1/8



Main Frame ELEVATION: FRAME LINE 2 3 4 5

GENERAL NOTES:

1. See Detail Sheets for Connection Information.
2. See Shipping List for Flange Brace Lengths.

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STATE OF MAINE
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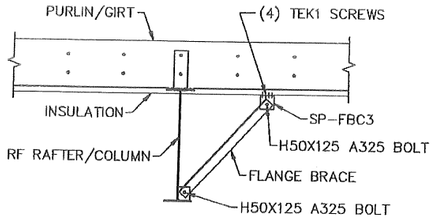
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012

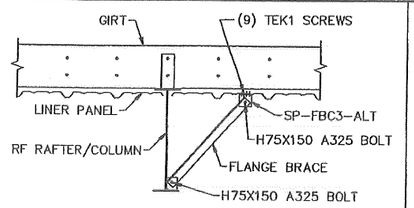
SPLICE BOLT TABLE

Mark	Qty Top	Bot	Int	Type	Dia	Length
SP-1	6	4	2	A325	1.500	4.25
SP-2	4	4	2	A325	1.250	3.50
SP-3	4	4	2	A325	1.500	4.25



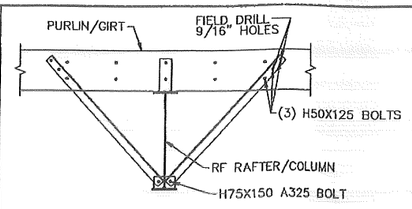
* MUST SCREW THROUGH INSULATION* OR LINER PANEL AND INTO GIRT/PURLIN.

▽ FLANGE BRACE DETAIL



* MUST SCREW THROUGH LINER PANEL* AND INTO GIRT/PURLIN.

▽ FLANGE BRACE DETAIL

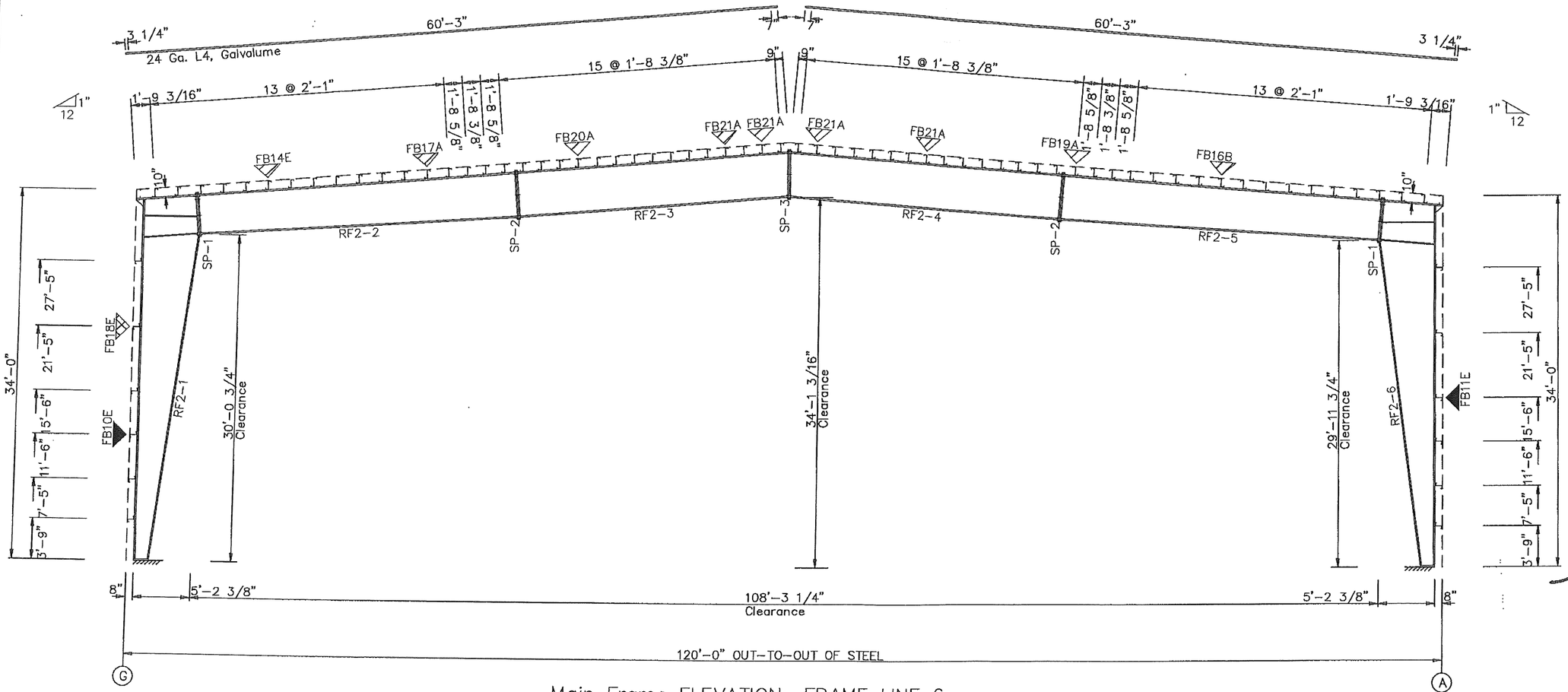


▽ FLANGE BRACE DETAIL

MEMBER TABLE

Mark	Web Depth Start/End	Web Plate Thick	Web Plate Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF2-1	13.3/29.4	0.313	120.0	12 x 3/8" x 396.9	12 x 1" x 358.3
	29.4/59.2	0.375	221.7	12 x 1" x 65.6	
	59.2/61.0	0.375	60.0		
RF2-2	41.0/45.7	0.375	274.0	12 x 1" x 51.0	12 x 1" x 111.0
	45.7/47.0	0.375	77.0	12 x 3/8" x 180.0	12 x 1/2" x 120.0
				12 x 1/2" x 120.0	12 x 3/8" x 120.0
RF2-3	47.0/47.0	0.313	120.0	10 x 3/4" x 120.0	10 x 3/8" x 120.0
	47.0/47.0	0.250	180.0	10 x 1" x 180.0	10 x 1/2" x 176.0
RF2-4	47.0/47.0	0.250	180.0	10 x 1" x 180.0	10 x 1/2" x 176.0
	47.0/47.0	0.313	120.0	10 x 3/4" x 120.0	10 x 3/8" x 120.0
RF2-5	47.0/45.9	0.375	77.1	12 x 1/2" x 120.0	12 x 3/8" x 120.0
	45.9/42.0	0.375	274.0	12 x 3/8" x 180.0	12 x 1/2" x 120.0
				12 x 3/4" x 51.1	12 x 3/4" x 60.0
					12 x 1" x 51.1
RF2-6	61.0/59.3	0.375	60.0	12 x 3/4" x 65.6	12 x 1" x 357.3
	59.3/29.5	0.375	221.7	12 x 3/8" x 396.9	
	29.5/13.3	0.313	120.0		

▽FLANGE BRACES: Both Sides(U.N.)
FBxxE(1)
E – L30X1/4
A – L15X1/8
B – L20X3/16



Main Frame ELEVATION: FRAME LINE 6

GENERAL NOTES:

1. See Detail Sheets for Connection Information.
2. See Shipping List for Flange Brace Lengths.

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STATE OF MAINE
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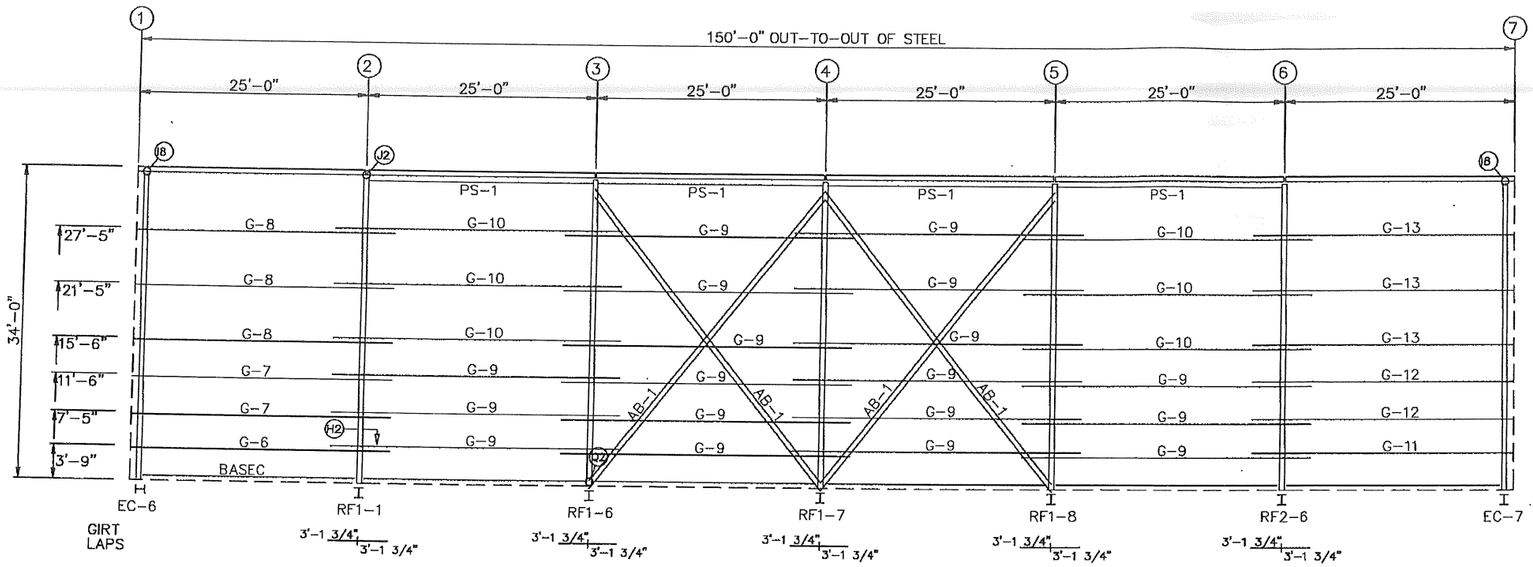
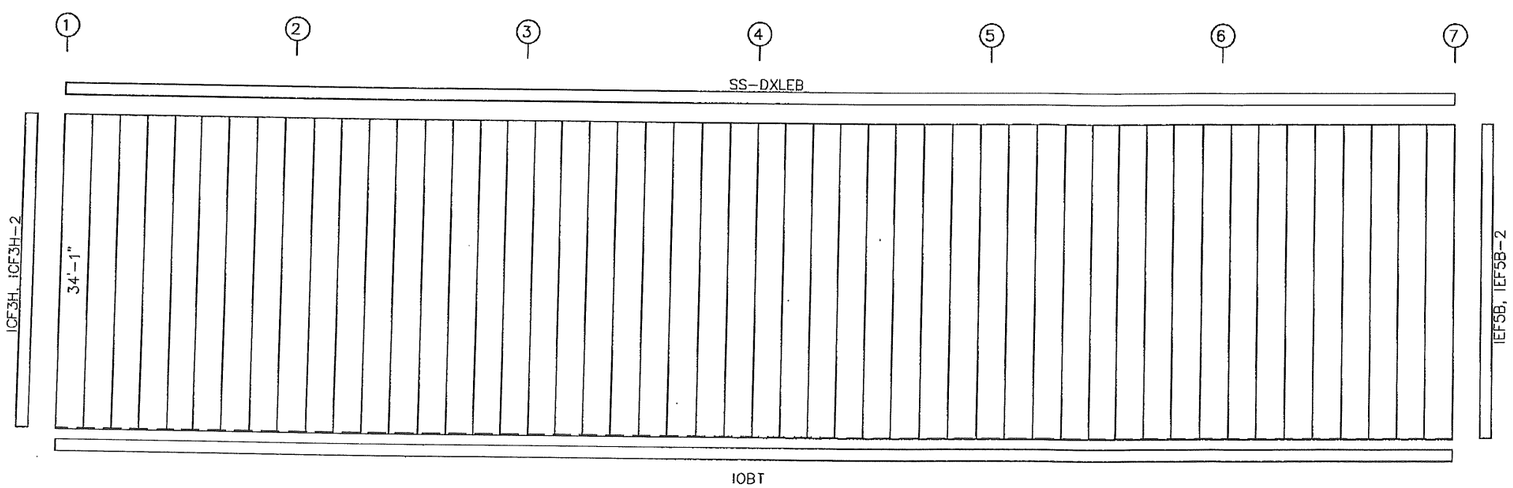
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012

BOLT TABLE FRAME LINE A				
LOCATION	QUAN	TYPE	DIA	LENGTH
PS/RF	2	A325	1/2"	1 1/2"

MEMBER TABLE FRAME LINE A			
QUAN	MARK	PART	LENGTH
1	G-6	8X25Z13	28'-1 1/2"
2	G-7	8X25Z14	28'-1 1/2"
3	G-8	8X25Z13	28'-1 1/2"
18	G-9	8X25Z16	31'-3 1/2"
6	G-10	8X25Z14	31'-3 1/2"
1	G-11	8X25Z13	28'-1 1/2"
2	G-12	8X25Z14	28'-1 1/2"
3	G-13	8X25Z13	28'-1 1/2"
4	AB-1	L6X3 1/2X1/2	40'-6 3/8"
4	PS-1	P6X19	24'-11 5/8"

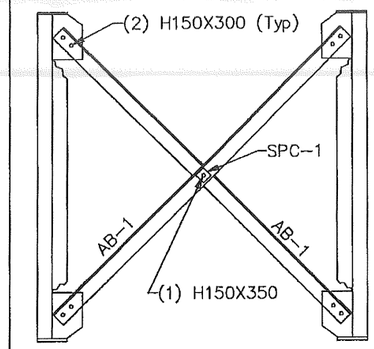


SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. R – Harbor Blue



ANGLE BRACE DETAIL

TRIM COLORS		
EAVE TRIM	=	Ash Grey
BASE TRIM	=	Ash Grey
DOOR TRIM	=	Ash Grey
CORNER TRIM	=	Ash Grey
GUTTER	=	
DOWNSPOUTS	=	
*SOFFIT TRIM	=	SOFFIT PANEL COLOR

* WHERE APPLICABLE

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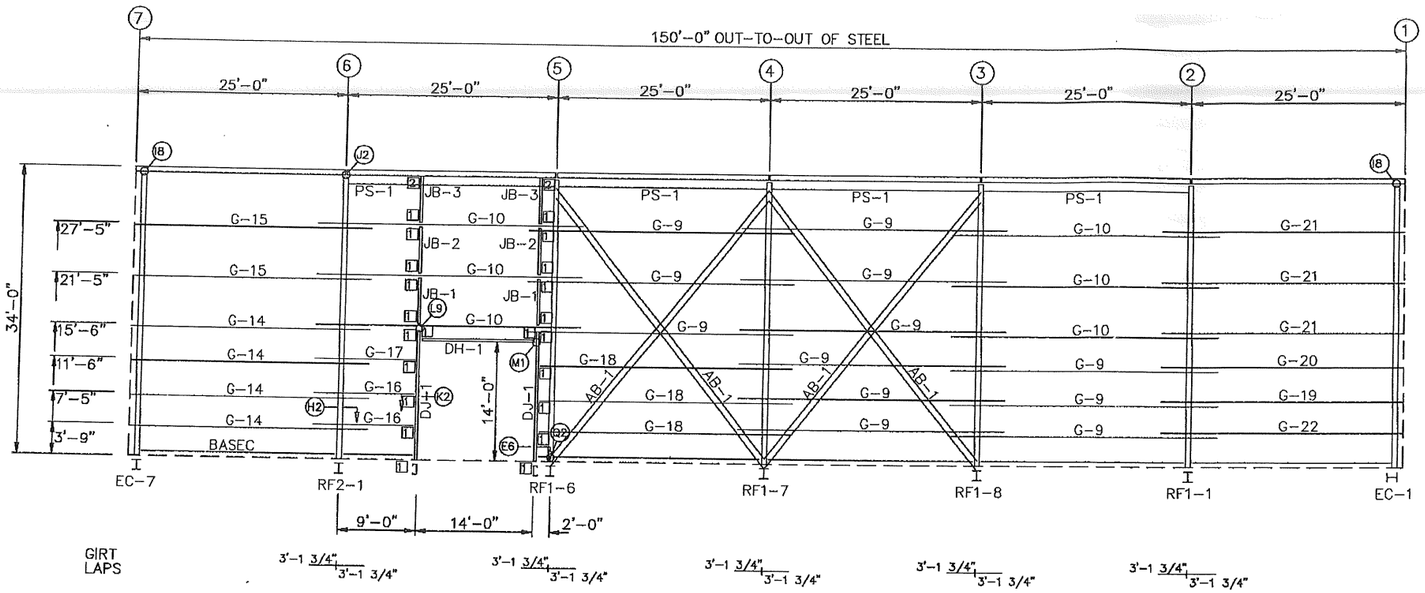
LICENSED PROFESSIONAL ENGINEER

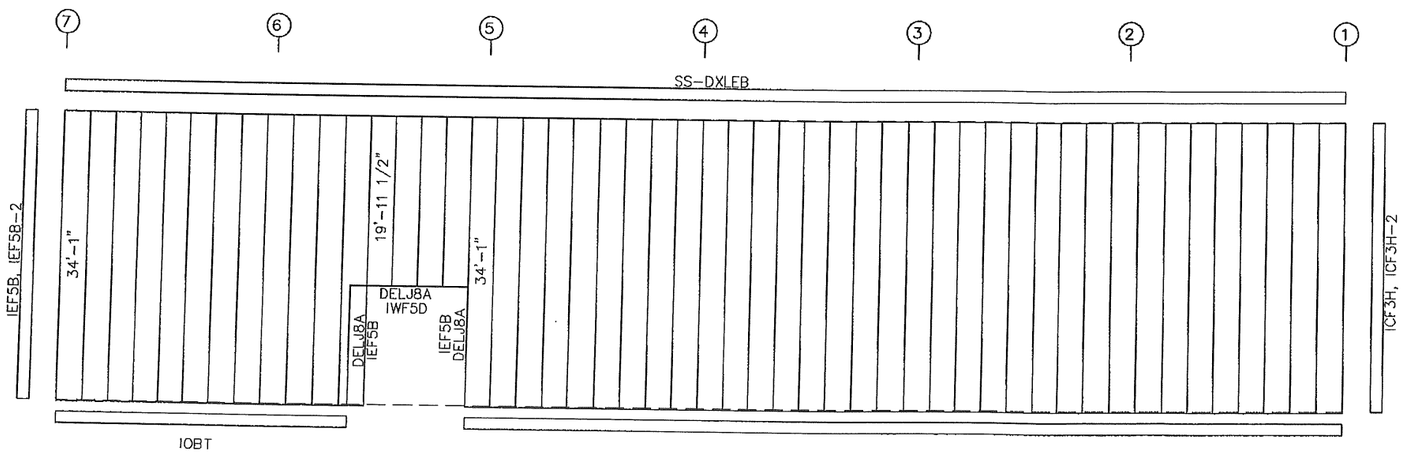
JUN 18 2012

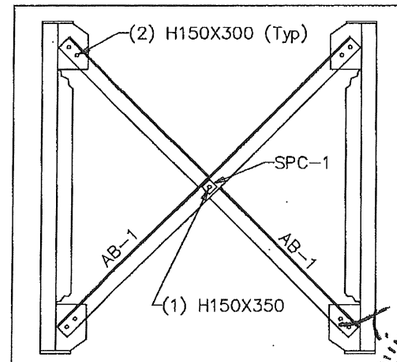
BOLT TABLE FRAME LINE G				
LOCATION	QUAN	TYPE	DIA	LENGTH
PS/RF	2	A325	1/2"	1 1/2"

MEMBER TABLE FRAME LINE G			
QUAN	MARK	PART	LENGTH
2	DJ-1	8X35C16	15'-5 3/4"
1	DH-1	8X35C16	14'-0"
2	JB-1	8X35C16	5'-10 1/2"
2	JB-2	8X35C16	5'-11 1/2"
2	JB-3	8X35C16	5'-7 3/4"
12	G-9	8X25Z16	31'-3 1/2"
6	G-10	8X25Z14	31'-3 1/2"
4	G-14	8X25Z14	28'-1 1/2"
2	G-15	8X25Z13	28'-1 1/2"
2	G-16	8X25Z16	11'-10"
1	G-17	8X25Z14	11'-10"
3	G-18	8X25Z16	29'-10"
1	G-19	8X25Z14	28'-1 1/2"
1	G-20	8X25Z14	28'-1 1/2"
3	G-21	8X25Z13	28'-1 1/2"
1	G-22	8X25Z13	28'-1 1/2"
4	PS-1	P6X19	24'-11 5/8"
4	AB-1	L6X3 1/2X1/2"	40'-6 3/8"

CONNECTION PLATES FRAME LINE G		
ID	QUAN	MARK/PART
1	22	JC8
2	2	JC







TRIM COLORS		
EAVE TRIM	=	Ash Grey
BASE TRIM	=	Ash Grey
DOOR TRIM	=	Ash Grey
CORNER TRIM	=	Ash Grey
GUTTER	=	
DOWNSPOUTS	=	
*SOFFIT TRIM	=	SOFFIT PANEL COLOR

* WHERE APPLICABLE

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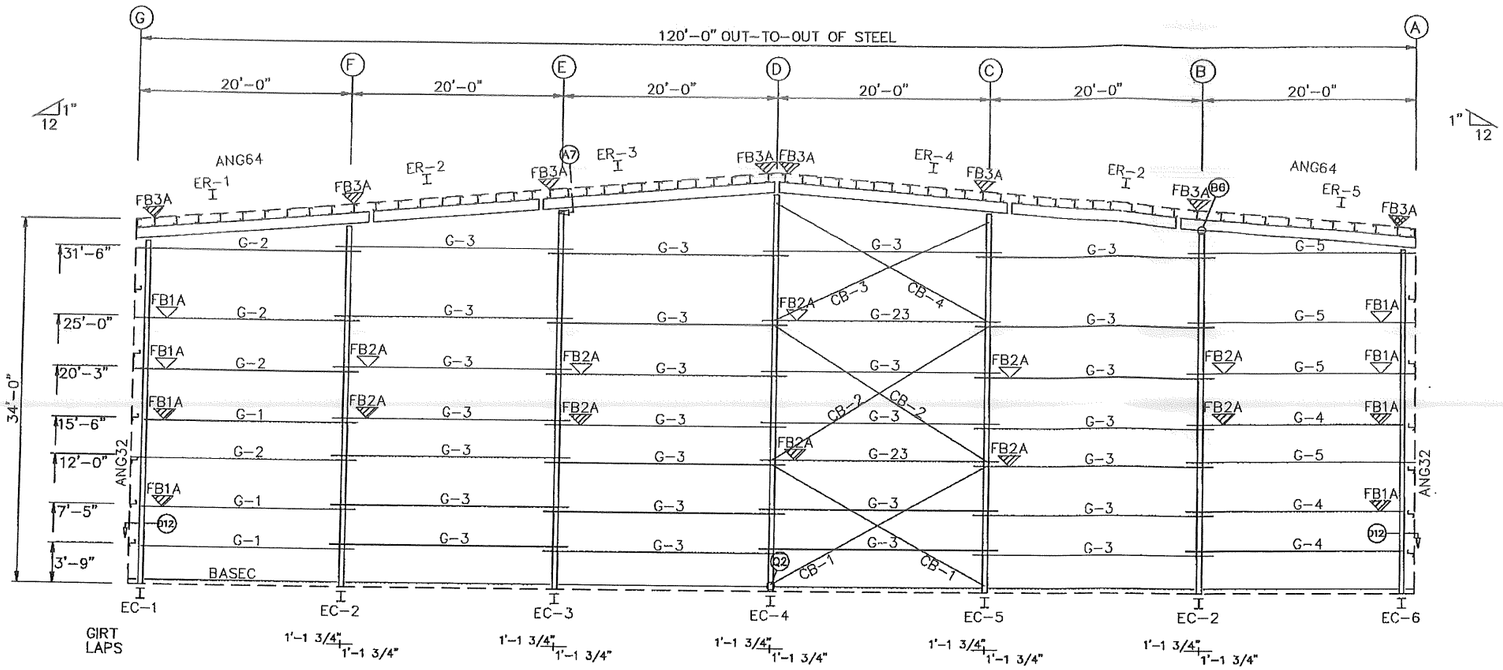
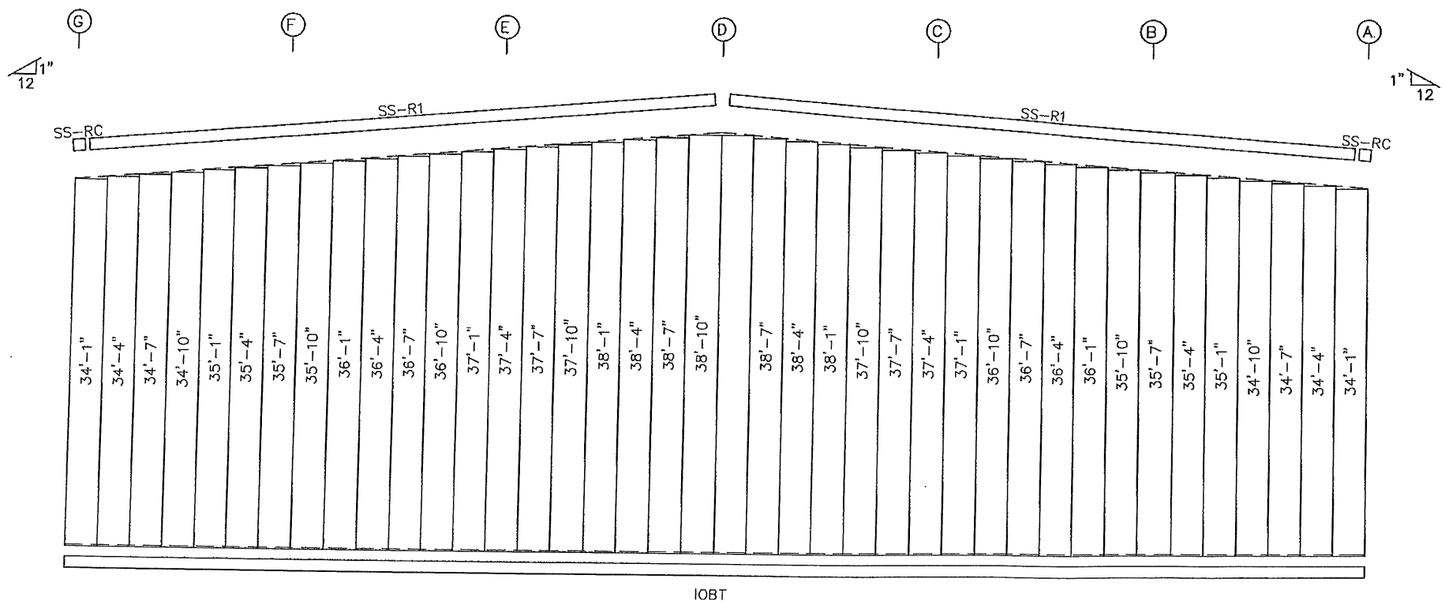


ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. R – Harbor Blue

BOLT TABLE
FRAME LINE 1

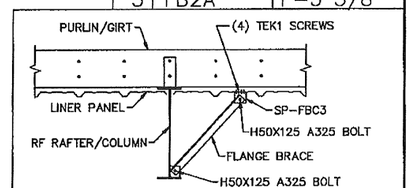
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	1/2"	1 1/2"
ER-2/ER-3	8	A325	1/2"	1 1/2"
ER-3/ER-4	8	A325	1/2"	1 3/4"
ER-2/ER-4	8	A325	1/2"	1 1/2"
ER-2/ER-5	8	A325	1/2"	1 1/2"
Cor_Column/Raf	2	A325	1"	2"
EC-2/ER-1	2	A325	1"	2"
EC-3/ER-3	2	A325	1"	2"
EC-4/ER-3	2	A325	1"	2"
EC-5/ER-4	2	A325	1"	2"
EC-2/ER-5	2	A325	1"	2"

MEMBER TABLE
FRAME LINE 1

QUAN	MARK	PART	LENGTH
1	EC-1	W12X16	32'-2 3/8"
2	EC-2	W12X26	33'-9 3/16"
1	EC-3	W12X26	35'-5 3/16"
1	EC-4	W12X26	36'-10 13/16"
1	EC-5	W12X26	35'-5 3/16"
1	EC-6	W12X16	32'-2 3/8"
1	ER-1	W12X16	22'-1 11/16"
2	ER-2	W12X16	16'-0 13/16"
1	ER-3	W12X16	22'-0"
1	ER-4	W12X16	22'-0"
1	ER-5	W12X16	22'-1 11/16"
3	G-1	8X25Z16	20'-5 1/2"
4	G-2	8X25Z16	21'-1 1/2"
26	G-3	8X25Z16	22'-3 1/2"
3	G-4	8X25Z16	20'-5 1/2"
4	G-5	8X25Z16	21'-1 1/2"
2	G-23	8X25Z13	22'-3 1/2"
2	CB-1	CABLE500	20'-3"
2	CB-2	CABLE500	20'-8 7/8"
1	CB-3	CABLE500	19'-6 1/4"
1	CB-4	CABLE500	20'-2"

FLANGE BRACE TABLE
FRAME LINE 1

VID	MARK	LENGTH
1	FB3A	1'-6 1/4"
2	FB1A	1'-5 1/2"
3	FB2A	1'-5 5/8"



* MUST SCREW THROUGH LINER PANEL* OR INSULATION AND INTO GIRT/PURLIN.

FLANGE BRACE DETAIL

TRIM COLORS	
RAKE TRIM	= Ash Grey
BASE TRIM	= Ash Grey
DOOR TRIM	= Ash Grey
*SOFFIT TRIM	= SOFFIT PANEL COLOR

* WHERE APPLICABLE

CORE
114 ROSEMONT LANE, IMLER, PA 16655 (814)276-9611

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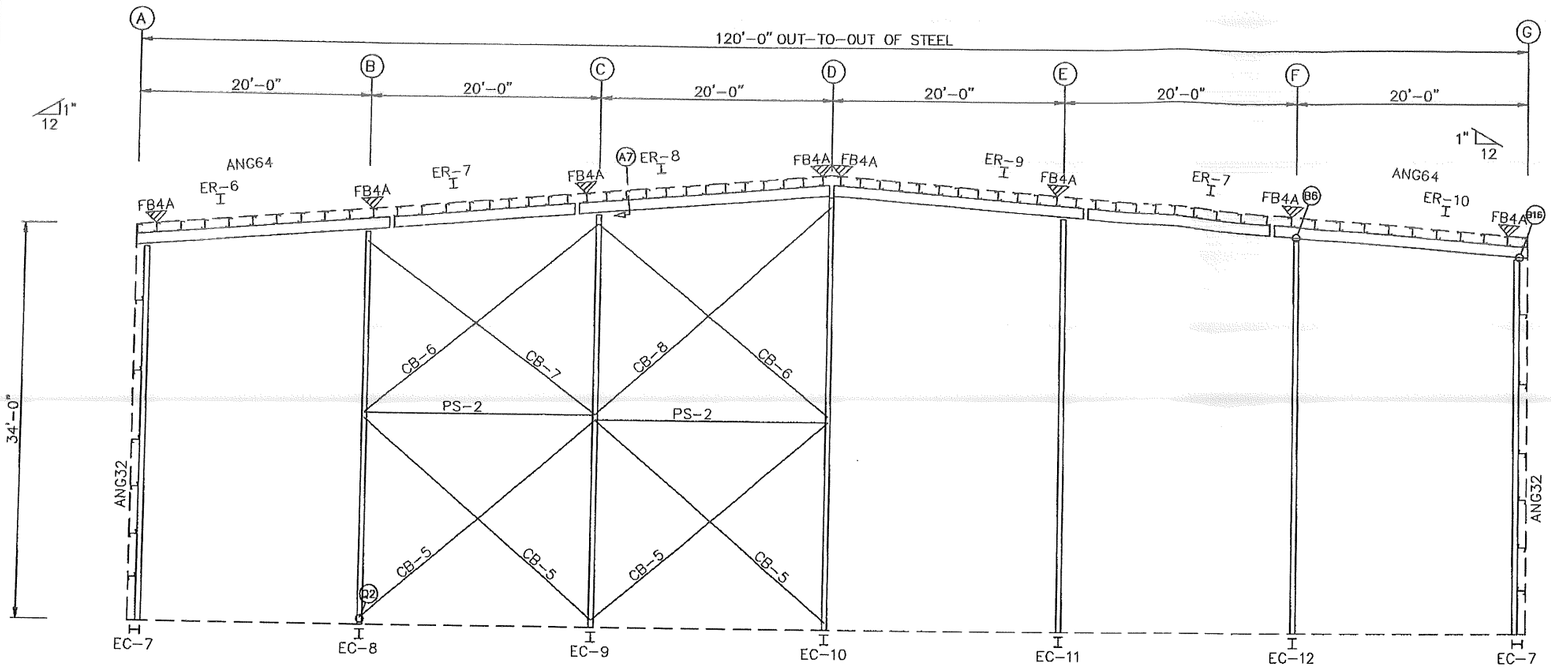
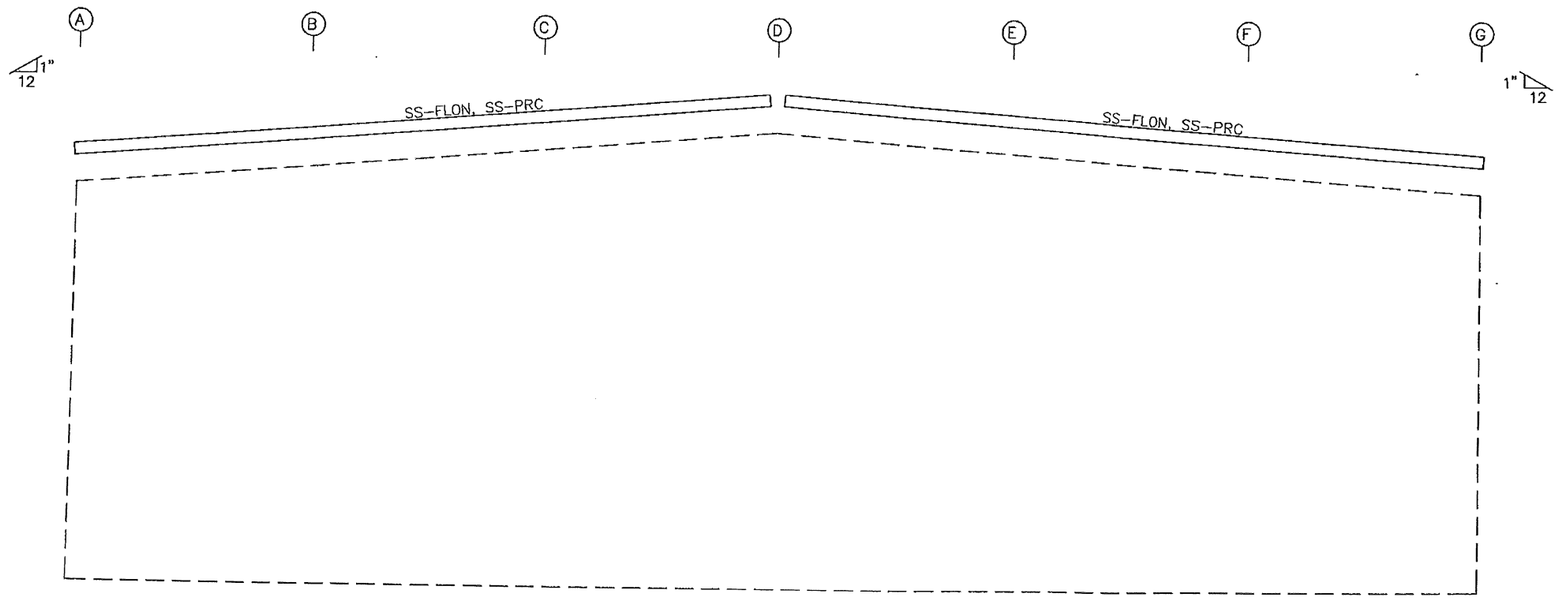
STATE OF MAINE
T. JAMES EISENMAN JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012



ENDWALL FRAMING: FRAME LINE 7



ENDWALL SHEETING & TRIM: FRAME LINE 7

BOLT TABLE
FRAME LINE 7

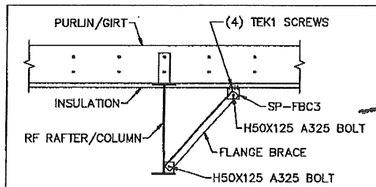
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-6/ER-7	8	A325	3/4"	2"
ER-7/ER-8	8	A325	1/2"	1 3/4"
ER-8/ER-9	8	A325	3/4"	2 1/4"
ER-7/ER-9	8	A325	1/2"	1 3/4"
ER-7/ER-10	8	A325	3/4"	2"
EC-9/ER-8	4	A325	3/4"	2"
Cor_Column/Raf	4	A325	1/2"	1 1/4"
Int_Column/Raf	2	A325	1 1/4"	3"
PS/EC	2	A325	1/2"	1 1/4"

MEMBER TABLE
FRAME LINE 7

QUAN	MARK	PART	LENGTH
2	EC-7	W1610064	32'-1 15/16"
1	EC-8	W1610065	33'-7 3/16"
1	EC-9	W1610084	35'-4 5/16"
1	EC-10	W1610084	36'-8 13/16"
1	EC-11	W1610084	35'-3 3/16"
1	EC-12	W1610064	33'-7 3/16"
1	ER-6	W1406054	22'-1 11/16"
2	ER-7	W1406054	16'-0 13/16"
1	ER-8	W1406054	22'-0"
1	ER-9	W1406054	22'-0"
1	ER-10	W1406054	22'-1 11/16"
2	PS-2	P35X9	19'-8 3/4"
4	CB-5	CABLE375	24'-0 7/16"
2	CB-6	CABLE375	23'-6 1/4"
1	CB-7	CABLE375	22'-6 1/4"
1	CB-8	CABLE375	24'-5 1/2"

FLANGE BRACE TABLE
FRAME LINE 7

VID	MARK	LENGTH
1	FB4A	1'-7 7/8"



* MUST SCREW THROUGH INSULATION* AND INTO GIRT/PURLIN.

FLANGE BRACE DETAIL

TRIM COLORS

RAKE TRIM	= Ash Grey
BASE TRIM	= Ash Grey
DOOR TRIM	= Ash Grey
*SOFFIT TRIM	= SOFFIT PANEL COLOR

* WHERE APPLICABLE

CORLE

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STATE OF MAINE
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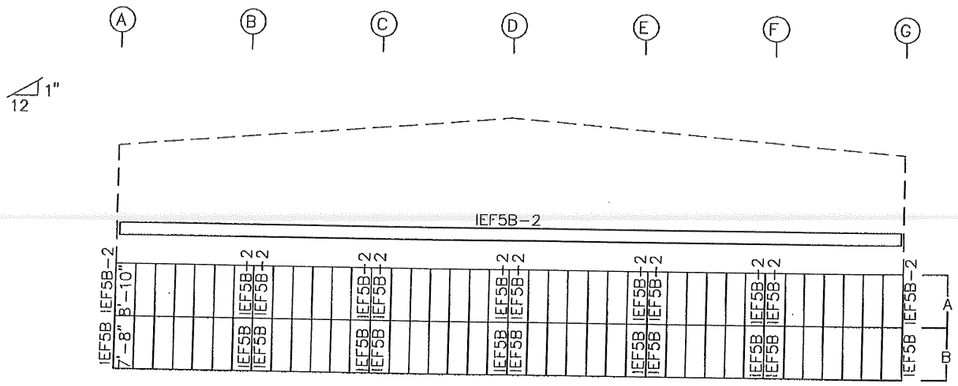
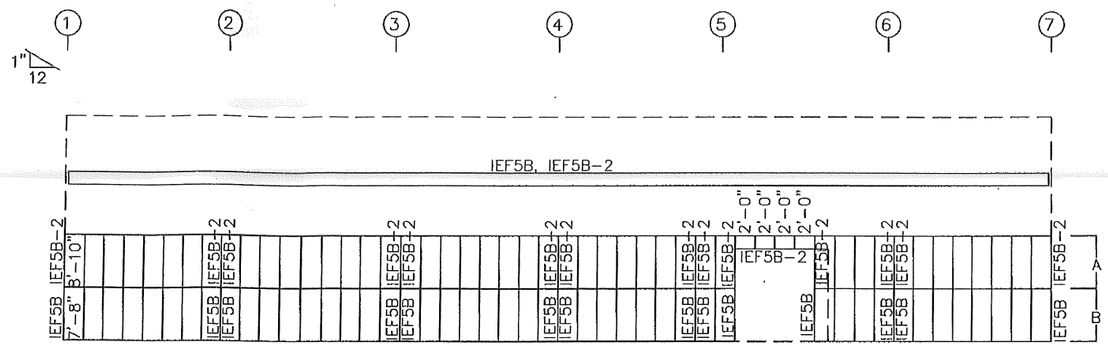
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012



ENDWALL LINER SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. R – Ash Grey [A]
PANELS: 26 Ga. R – Evergreen [B]

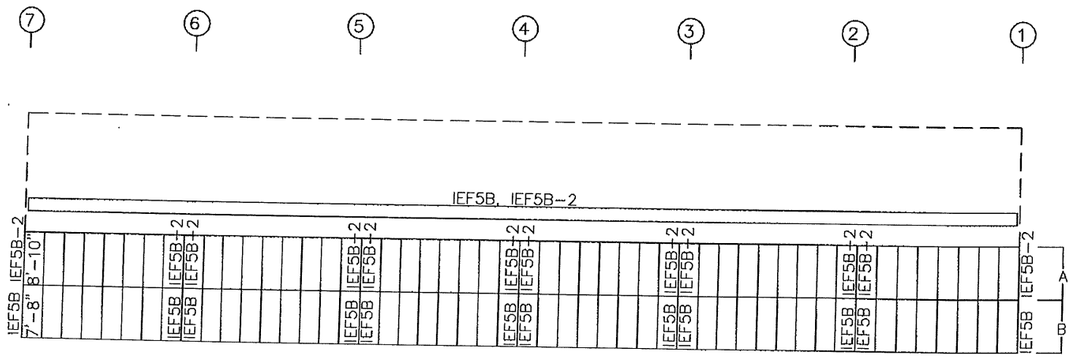
(As Viewed From Inside Of Building)



SIDEWALL LINER SHEETING & TRIM: FRAME LINE G

PANELS: 26 Ga. R – Ash Grey [A]
PANELS: 26 Ga. R – Evergreen [B]

(As Viewed From Inside Of Building)



SIDEWALL LINER SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. R – Ash Grey [A]
PANELS: 26 Ga. R – Evergreen [B]

(As Viewed From Inside Of Building)

TRIM COLORS	
LINER TRIM	= LINER PANEL COLOR

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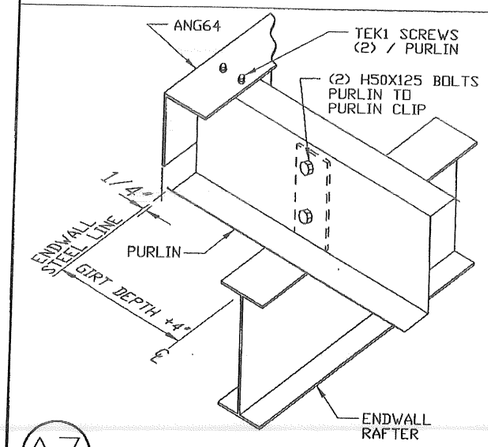
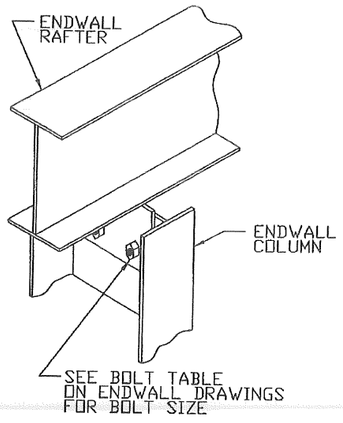
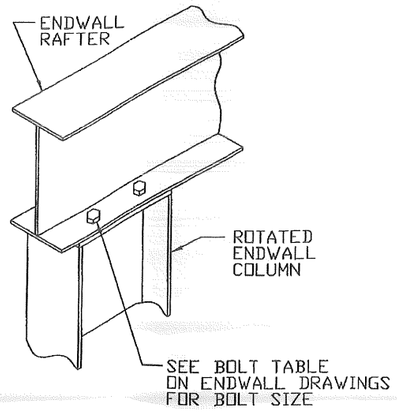
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012



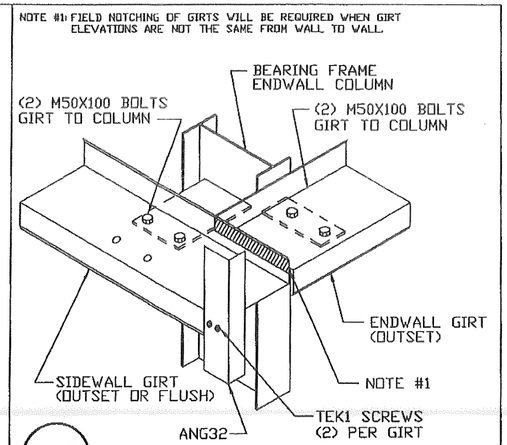
A7 PURLIN TO ENDWALL RAFTER CONNECTION



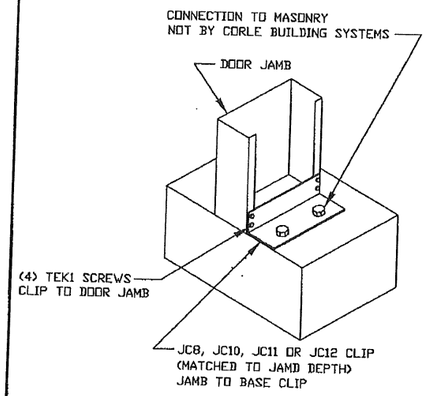
B6 ENDWALL COLUMN TO RAFTER CONNECTION



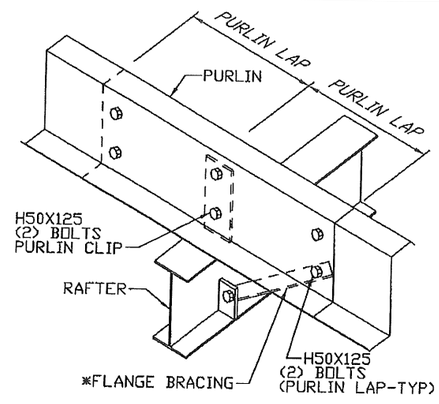
B16 ENDWALL COLUMN TO RAFTER CONNECTION



D12 BEARING FRAME CORNER COLUMN TO BYPASS ENDWALL GIRT

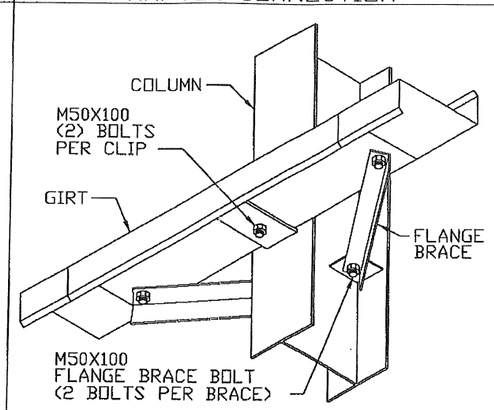


E6 DOOR JAMB TO FOUNDATION

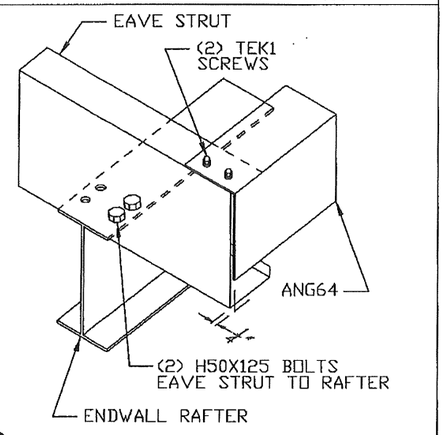


*MAY BE NEAR SIDE, FAR SIDE, OR BOTH

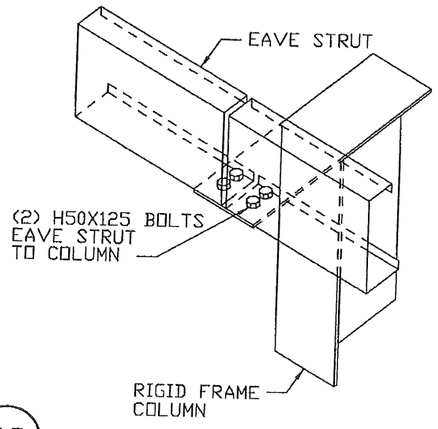
G2 ROOF PURLIN TO INTERIOR FRAME RAFTER



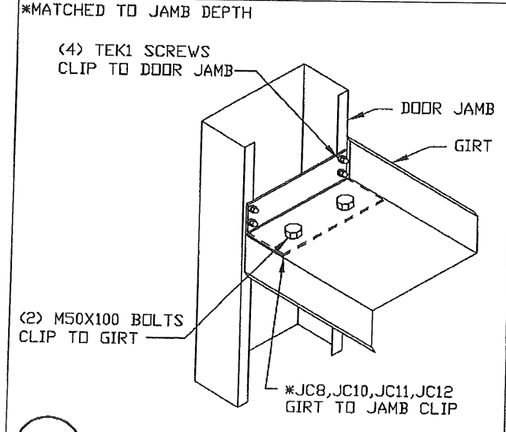
H2 GIRT TO COLUMN - BYPASS GIRTS



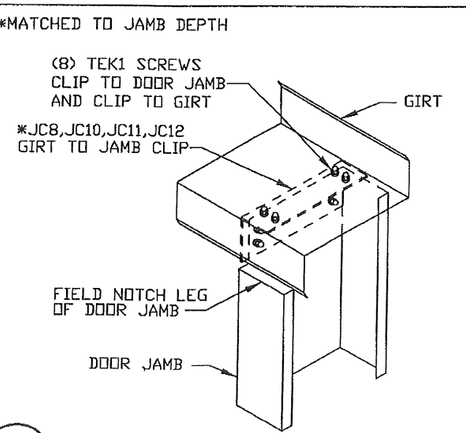
I8 EAVE STRUT TO ENDWALL RAFTER LOW EAVE



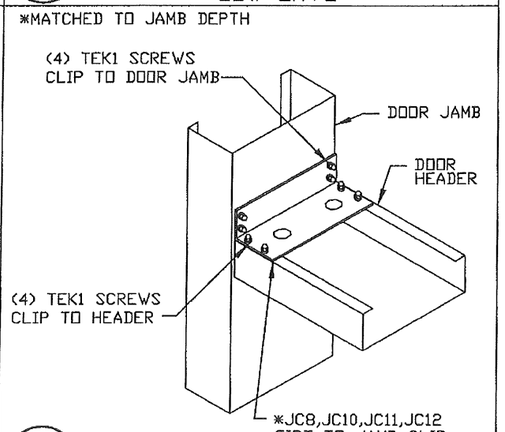
J2 EAVE STRUT TO RIGID FRAME BYPASS GIRT CONDITION



K2 WALL GIRT TO DOOR JAMB



L9 DOOR JAMB TO WALL GIRT



M1 DOOR HEADER TO DOOR JAMB

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T. JAMES EISENMAN JR.
No. 9637
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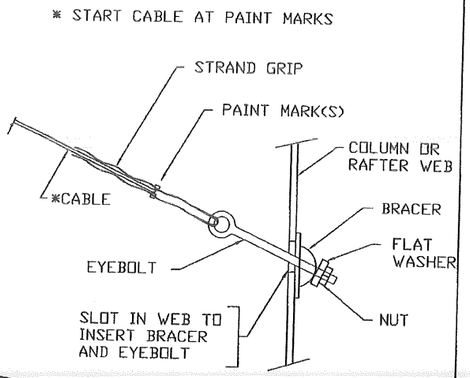
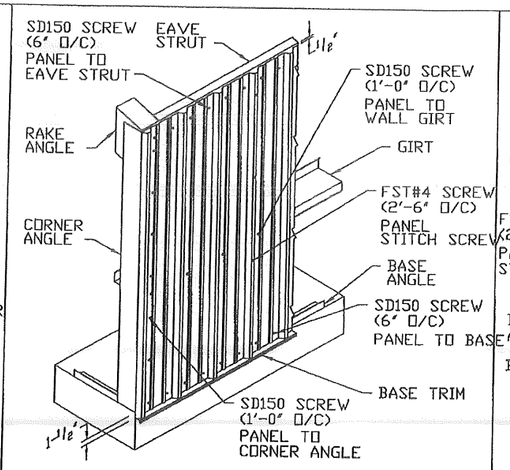
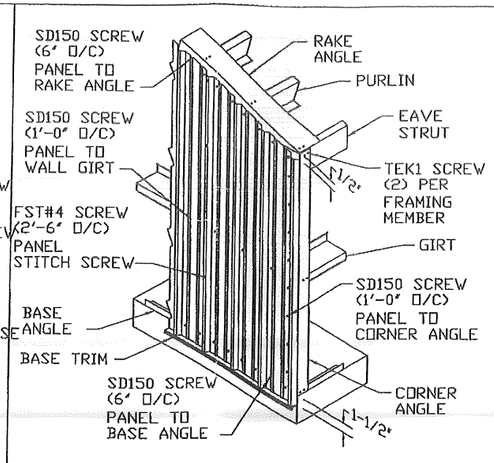


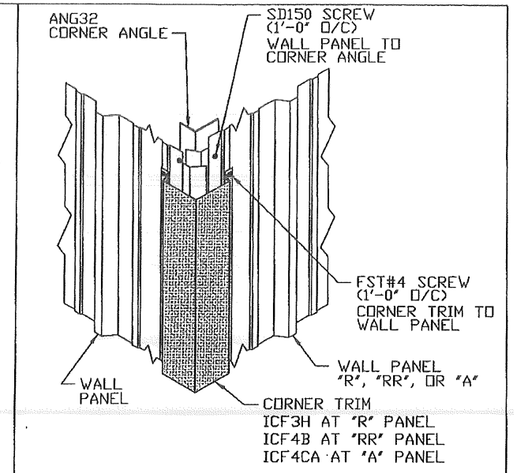
Q2 CABLE BRACE / EYEBOLT



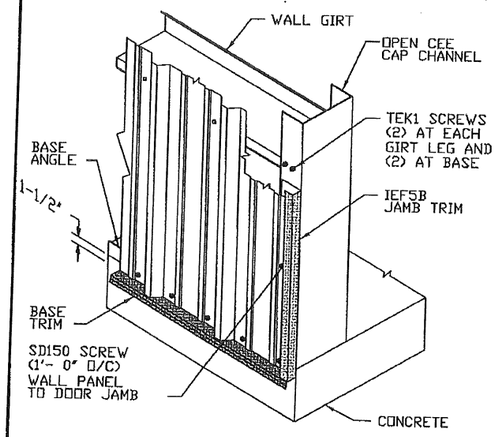
"R" PANEL SIDEWALL



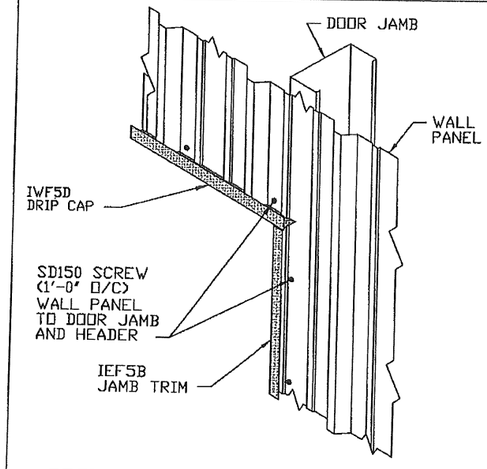
"R" PANEL ENDWALL



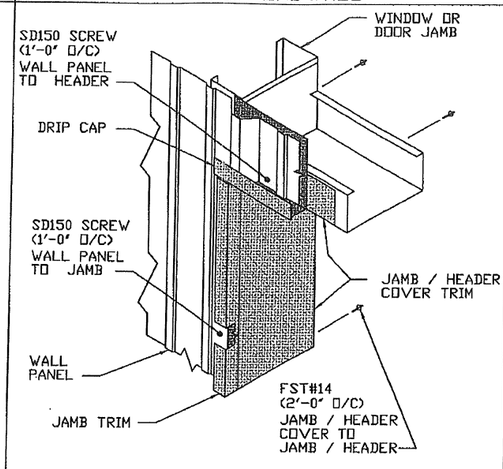
CORNER TRIM



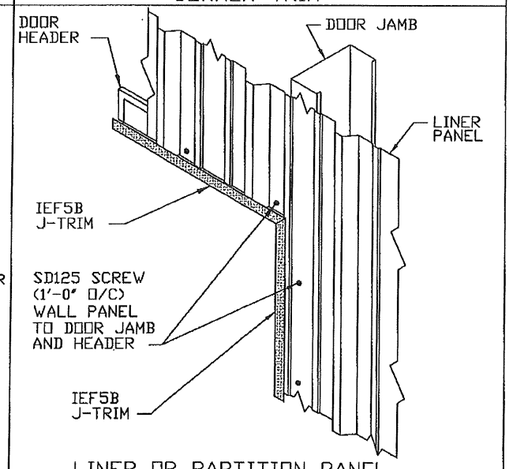
OPEN WALL CORNER CONDITION



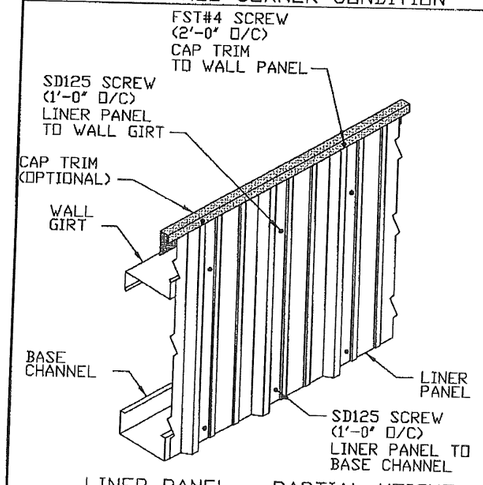
DOOR & WINDOW JAMB / HEADER TRIM



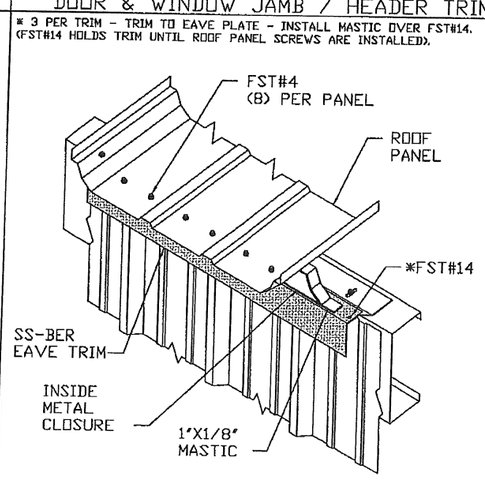
DOOR & WINDOW DELUXE JAMB TRIM



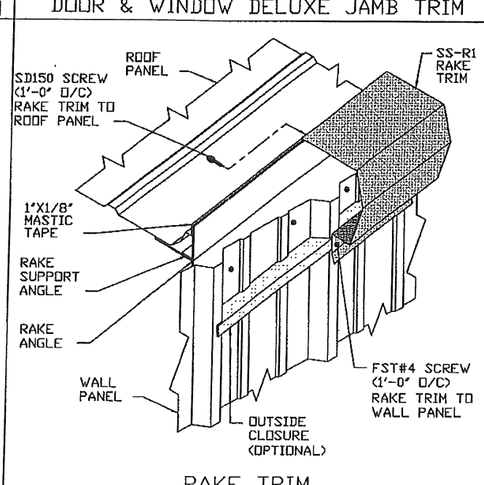
LINER OR PARTITION PANEL
DOOR & WINDOW JAMB / HEADER TRIM



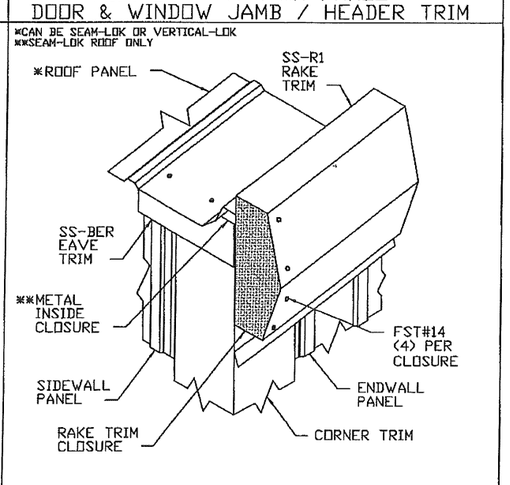
LINER PANEL - PARTIAL HEIGHT



STANDARD EAVE CONDITION



RAKE TRIM
(ROOF SURFACES </= 90' 0 EAVE TO PEAK)



RAKE CLOSURE

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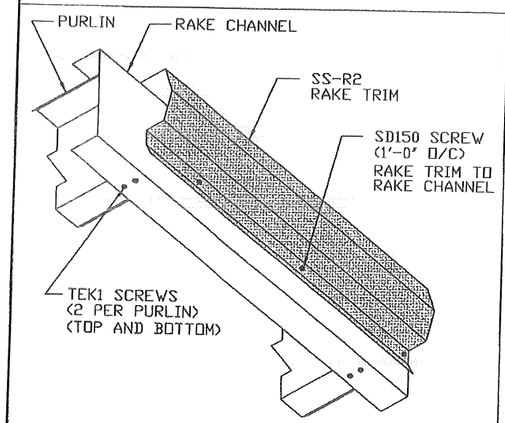
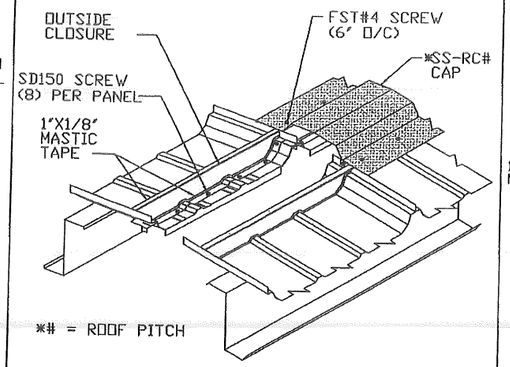
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012



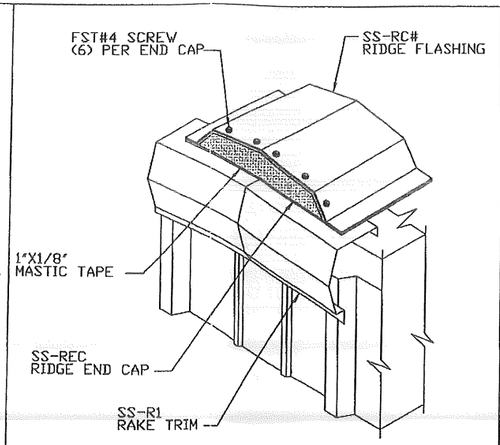
RAKE AT OPEN WALL OR
RAKE EXTENSION WITHOUT SOFFIT
(ROOF SURFACES </= 90' 0 EAVE TO PEAK)

NOTE(S):
1) INSTALL THE RIDGE FLASHING STARTING AND ENDING 2-1/2" OUTSIDE THE STEEL LINE.
2) LEAVE 6" UNFASTENED ON EACH END TO ALLOW THE RAKE TRIM TO BE INSTALLED LATER.
3) DO NOT INSTALL THE FST#4 SCREWS FOR THE RIDGE CAP THROUGH THE LOCK OF THE STANDING SEAM.

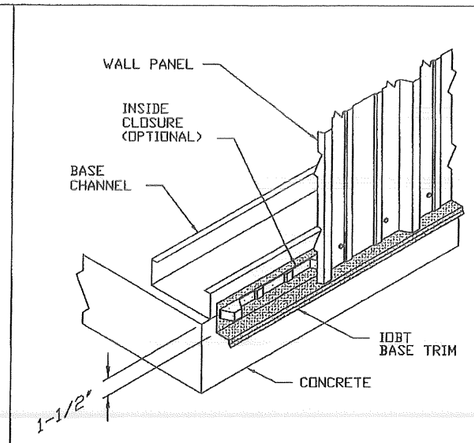


*# = ROOF PITCH

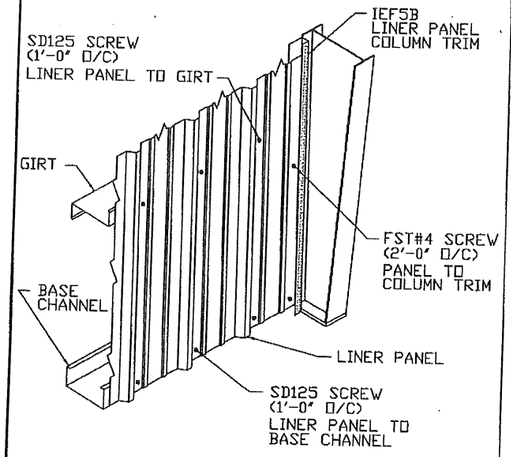
RIDGE CAP TRIM



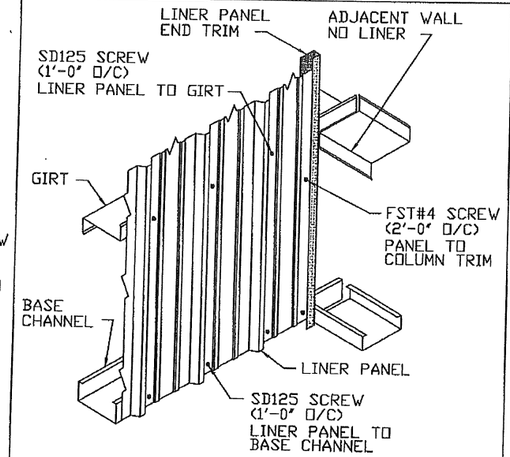
RIDGE CAP END CLOSURE



BASE TRIM AT BASE CHANNEL



LINER PANEL COLUMN TRIM



LINER PANEL END

CORE
114 ROSEMONT LANE, IMLER, PA 16655 (814)276-9611

PORTLAND SPORTS REALTY, LLC
120'-0" x 150'-0" x 34'-0"
DATE: 5/31/12 | REVISION: 0
ENG: JKB | DWN: KAH | APPD: JKB

F.O. 17096

PORTLAND SPORTS REALTY, LLC

REVISION HISTORY

REV.	DESCRIPTION	DATE

DRAWING STATUS

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

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

FOR CONSTRUCTION:
■ FINAL DRAWINGS.

STATE OF MAINE
T. JAMES EISENMAN JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
JUN 18 2012