

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK **CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030147

This is to certify that Harvey Industries Inc /R. P. Morrison Building
has permission to Interior & Exterior renovation PHASE
AT 405 Riverside St 313 F039001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. W. H. M. S.

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 4/22/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0147	Issue Date:	CBL: 313 F039001
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Location of Construction: 405 Riverside St	Owner Name: Harvey Industries Inc	Owner Address: 1400 Main St	Phone: 781-899-3500
Business Name: n/a	Contractor Name: R. P. Morrison Builders	Contractor Address: 270 Roosevelt Trail Windham	Phone: 2078929418
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: B-4

Past Use: Commecila / Warehouse- Moving Company	Proposed Use: Warehouse / PHASE 2 of Phase I # 030065; Interior and exterior renovations.	Permit Fee: \$4,223.00	Cost of Work: \$600,000.00	CEO District: 1
Proposed Project Description: Interior & Exterior renovations PHASE 2		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 5-1 Type: 38 4/22/03	
		Signature: [Signature] Signature: [Signature]		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

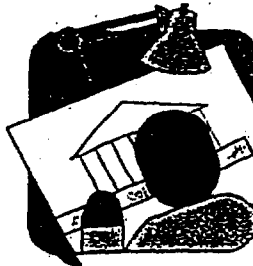
Permit Taken By: gg	Date Applied For: 02/28/2003	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/4/03	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
		[Handwritten notes: Separate permits are required for new structure, 2002-0244, ok with conditions]		

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
------------------------	---------	------	-------

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---	------	-------



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Robert R. Dion, Dion & Sokol, Inc.
329-C Boston Post Road, Sudbury, MA 01776 978-443-8650

DATE: January 29, 2003

Job Name: Harvey Industries, Inc.

Address of Construction: 401 Riverside Street

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1999 Use Group Classification(s) S-1 Moderate Hazard Storage

Type of Construction 3B Bldg. Height Exist 30' Bldg. Sq. Footage Existing 32480 S.F.

Seismic Zone Category "C"

Group Class

Roof Snow Load Per Sq. Ft. Existing Structure Dead Load Per Sq. Ft. Existing Structure

Basic Wind Speed (mph) Existing Structure Effective Velocity Pressure Per Sq. Ft. Existing Structure

Floor Live Load Per Sq. Ft. New 125#/S.F. Existing 125#/S.F.

Structure has full sprinkler system? Yes X No Alarm System? Yes X No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

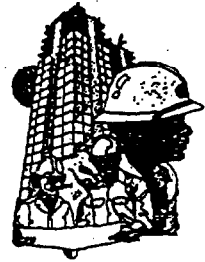
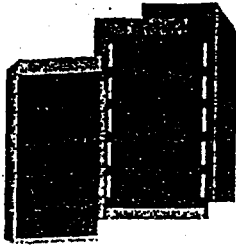
Is structure being considered unlimited area building: Yes X No

If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project.

(Designers Stamp & Signature)

PSH 6/07/2K



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Robert R. Dion

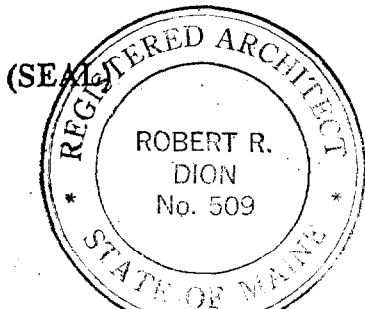
RE: Certificate of Design

DATE: January 29, 2003

These plans and/or specifications covering construction work on:

Harvey Industries, Inc., 401 Riverside Street

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Robert R. Dion

Title Architect

Firm Dion & Sokol, Inc.

Address 329-C Boston Post Road

Sudbury, MA 01776

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: Robert R. Dion

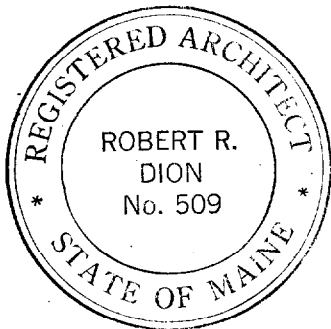
Address of Project 401 Riverside Street

Nature of Project Warehouse

Date January 29, 2003

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)



Signature Robert R. Dion

Title Architect

Firm Dion & Sokol, Inc.

Address 329C Boston Post Road

Sudbury, MA 01776

Telephone 978-443-8650

PHASE II


All Purpose Building Permit Application

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

Location/Address of Construction: <u>401 RIVERSIDE STREET</u> <u>PHASE II</u>		
Total Square Footage of Proposed Structure <u>52,698 S.F.</u>	Square Footage of Lot <u>197,206 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>313</u> Block# <u>F</u> Lot# <u>039</u>	Owner: <u>HARVEY INDUSTRIES INC</u> <u>1400 MAIN ST.</u> <u>WALTHAM, MA 02451</u>	Telephone: <u>781-899-3500</u>
Lessee/Buyer's Name (If Applicable) <u>HARVEY INDUSTRIES INC.</u>	Applicant name, address & telephone: <u>R.P. MASIELLO INC.</u> <u>P.O. BOX 742</u> <u>38 MAIN ST.</u> <u>BOYLSTON MA 01505</u>	Cost Of Work: \$ <u>600,000.00</u> Fee: \$ <u>4233.00</u> \$582.00
Current use: <u>WAREHOUSE - MOVING COMPANY 508-869-6501</u> <u>Owes</u>		
If the location is currently vacant, what was prior use: <u>WAREHOUSE - PRISON</u> (Phase I #030065) Need PDF		
Approximately how long has it been vacant: <u>3 MONTHS</u>		
Proposed use: <u>WAREHOUSE</u>		
Project description: <u>BUILDING MATERIALS - DOORS, WINDOWS, SIDING, ROOFING, LUMBER PRODUCTS, ETC. Phase II</u>		
Contractor's name, address & telephone: <u>R.P. MASIELLO, INC.</u> <u>38 MAIN ST. BOYLSTON MA 01505</u>		
Who should we contact when the permit is ready: <u>DAVID MASIELLO</u> <u>508-869-6501</u>		
Mailing address: <u>R.P. MASIELLO, INC</u> <u>P.O. BOX 742 BOYLSTON MA 01505</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 508-869-6501		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: 	Date: <u>Feb. 28, 2023</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Sebago Technics

Engineering Expertise You Can Build On



sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

November 25, 2002
01414

Marge Schmuckal, Zoning Administrator
Code Enforcement Department
City of Portland
389 Congress Street, 3rd Floor
Portland, ME 04101

Proposed Warehouse/Canopy Addition and Facility Expansion-Major Site Plan
Harvey Industries- 401 Riverside Street, Portland, Maine

Dear Marge:

Please find attached nine (9) copies each of a proposed major site plan application on behalf of Harvey Industries for a warehouse addition and facility expansion. The property, located at 401 Riverside Street, was the site of Bisson Moving/Storage. The property has been purchased by Harvey Industries, a window fabricator and contractor supply-company, as a distribution warehouse for the Greater Portland area. The parcel is located within the B-4 zoning district and is comprised of several parcels of land and takings of discontinued Right-of Ways (Fiske and Hunter Streets). The current property consists of 197,206 square feet (4.53 acres) with two curb cuts from Riverside Street.

The proposed Major Site Plan intends to construct a new 18,970 square foot canopy addition on the rear and add one new loading dock to the north side. Improvements to the site include a new parking/circulation area in the rear, a new side access to allow vehicles to loop around the building, installation of an underground detention facility with a separate stormwater treatment tank to control and treat runoff from both the roof and rear paved areas, and installation of a new subsurface wastewater disposal system. Due to site constraints of topography, channelization and poor soils, the option of underground detention was chosen to limit environmental impacts and utilize the best portions of the land for development. The septic system was limited to the portion of the site where soils could accommodate the intended flow rates (300 gal/day). A separate HHE-200 design form has been attached verifying soils and State design parameters.

1/22/03 - Jim has the floor plans so I can better review
check for parking - some loading dock under the canopy - He wants me to check signage

1/22/03
called Jim Seymour
what is the
parking stuff
I see 52 spaces req
49 spaces shown

Traffic to and from the site will be minimal and well under any that require permitting. The schedule of deliveries from trucks will be on the order of 8-10 car equivalent trips daily. Pick-ups by local contractors will likely not exceed six trips at the peak hours in the morning. Current staffing will likely be around 10 employees that could expand to 20 in the future. We feel that these impacts are consistent with Bisson Moving impacts; therefore, no additional traffic impacts will be imposed. Most traffic, in fact, will likely enter the site after peak morning rush hour and before the afternoon peak traffic. However, there are currently no plans for night or weekend deliveries or pick-ups, thereby limiting noise impacts to abutting residences.

Stormwater, as mentioned, will be handled by an underground storage/detention system, and the site will also be treating runoff from the new portion of development with a Vortechs Stormwater Treatment System. The runoff from the property currently travels across the front of the lot to Big Moose Harley and across the rear through manmade channels and ditches. The proposed systems will maintain the same direction of flow. The rear portion of the site drains to adjacent wetlands, travels around the Big Moose Harley site, and is conveyed via large level channels to the culvert crossing under Riverside Street and eventually to the Presumpscot River. The front of the site drains via culverts to the same point on Riverside Street. Due to the fact that we are meeting the City's requirement for both quantity and quality, we feel that off-site impacts will be minimal; however, we are aware of the flooding problems near the Riverside Street culverts and are willing to discuss with Public Works these issues in the same manner as other recent developments. A stormwater narrative and calculations have been attached for review.

Lighting will be conducted using low-level wall-paks over entrances and loading dock areas. Current lighting in the Riverside Street and Warren Avenue area is bright, and lighting is anticipated for safety and security reasons only. Landscaping will be conducted along the front access at the foundation and along the north side as necessary for screening. New signs will be planned for both the building and roadside. Neither of the signs will be lit up, and both are intended to be low impact.

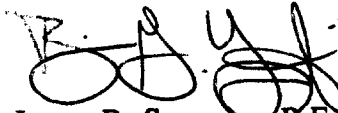
Riverside Street is still under moratorium for street openings, and the proposed site intends to use the existing gas, water (fire and domestic), and electrical services. The current site has two curb cuts that will be kept to promote convenient deliveries with larger trucks. Since the street was recently reconstructed, granite curb and paved sidewalks already exist.

Harvey Industries wishes to commence construction as soon as possible to be ready for the Spring of 2003. Since the site is exceeding the size for minor plan review for the B-4 Zone, we wish to be placed on the earliest Planning Board meeting for workshop. We are anticipating that we can provide the planning staff with information or revisions in a responsive and cooperative manner. Harvey Industries anticipates that the Planning Department and Planning Board will be pleased and equally cooperative to assist in a thorough and timely manner.

Please feel free to contact our office with any questions or requests for additional information.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read 'J.R. Seymour', with a stylized flourish at the end.

James R. Seymour, P.E.
Project Manager

FOR:

JRS/BGY:bgj/jc

Enc.

cc: Vincent Walsh - Harvey Industries
Robert Dion, A.I.A. - Dion & Sokol, Inc.

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 401 Riverside Street, Portland, Maine Zone: B-4 Zone																	
Total Square Footage of Proposed Structure: 19,614 ft²		Square Footage of Lot: 197,206 ft²															
Tax Assessor's Chart, Block & Lot <table border="1"><thead><tr><th>Chart#</th><th>Block#</th><th>Lot#</th></tr></thead><tbody><tr><td>317</td><td>B</td><td>1</td></tr><tr><td>314</td><td>A</td><td>2</td></tr><tr><td></td><td>C</td><td>1-7</td></tr><tr><td>313</td><td>F</td><td>39, 27, 28</td></tr></tbody></table>	Chart#	Block#	Lot#	317	B	1	314	A	2		C	1-7	313	F	39, 27, 28	Property owner, mailing address: Harvey Industries 1400 Main Street Waltham, MA 02451	Telephone: (781) 398-7599
Chart#	Block#	Lot#															
317	B	1															
314	A	2															
	C	1-7															
313	F	39, 27, 28															
Consultant/Agent, mailing address, phone & contact person Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098	Applicant name, mailing address, telephone #/Fax#/Pager#: Harvey Industries 1400 Main Street Waltham, MA 02451 (781) 398-7599	Project name: Harvey Industries - Building Expansion															
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <u> </u> \$25.00 per lot \$ <u> </u> <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <u> </u> <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <u> </u> <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development <input checked="" type="checkbox"/> \$500.00 Minor Development <input type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00																	
Who billing will be sent to: Vincent Walsh Mailing address: 1400 Main Street State and Zip: Waltham, MA 02451 Contact person: James Seymour, P.E. Phone: (207) 856-0277 (Sebago Technics, Inc.)																	

Submittals shall include (9) separate folded packets of the following:

- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: [ci.portland.me.us chapter 14](http://ci.portland.me.us/chapter14)

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 of applicant: 	Date: November 25, 2002
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

From: Marge Schmuckal
To: Kandi Talbot
Date: 2/19/03 11:49AM
Subject: 401 Riverside St - Harvey Industries

Kandi,

I have reviewed the new plans I received on 2/7/03. These revised plans now show all the required parking spaces (52). All other requirements of the B-4 are also being met.

I have also seen the plan showing proposals (building signs and free-standing sign) for signage. They would meet the requirements of the B-4 sign standards except for one item. The free standing sign appeals to be located right next to the front lot line. The ordinance requires the free-standing sign to be five (5) feet from the front property line. When they come in for an application for these signs, they would be required to show that they have a five (5) foot setback for that sign.

Marge Schmuckal
Zoning Administrator
2/19/03

CC: Sarah Hopkins

Applicant: Harvey Industries INC

Date: 1/22/03

Address: 401 Riverside St

C-B-L: 313-F-039
314-A-002
317-B-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Addition

Zone Location - B-4 discontinued? in Hunter St

Interior or corner lot - of Fiske St.

Proposed Use/Work - ~~Discontinuation~~ Addition for Distribution Warehouse (windows & contractor Supplies)

HNE 200?
Sewage Disposal - New subsurface was

Lot Street Frontage - 60' reg $\frac{22.68}{260.84} 283.52$ shown

Front Yard - 20' reg ~~20' reg~~ 139' shown

Rear Yard - 20' min reg - 60' shown

Side Yard - 10' min reg - 45' & 120' shown

1 story
Projections - ~~front~~

Width of Lot - 60' min reg - 250' + shown

Height - 65' max - No detail elevation given 23' shown on elevation

Lot Area - 10,000^{sq} min reg ~~56,753~~ per Assessor's 197,206 per Survey (Sebago Tech)

Lot Coverage/ Impervious Surface - 80% MAX \uparrow Stated \rightarrow 41%

Area per Family - N/A

Off-street Parking - $51840 \div 1000 = 52$ SPACES reg - 49 spaces shown 52 spaces shown on plans received 2/7/03

Loading Bays - Adding another loading dock - 1 existing - 2 shown

Site Plan - Major # 2002-0244

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

Floor Area Ratio - .65 max $\frac{51840}{197,206} = .26$ what I figure for other
 (not abutting a residential zone)
 14% given
 14%
 14%

Dickson Engineering Associates

Consulting Structural Engineers

11 Larkin Lane
Harwich, MA 02645
Tel: (508) 430-8600 Fax: (508) 430-9800

Program of Structural Tests and Inspections

For Compliance with the Boca National Building Code/1999

Project: Harvey Industries

Location: 401 River Street, Portland, Maine

Owner: Harvey Industries

Owner's Address: 1400 Main Street, Waltham, MA 02451-1623

Architect of Record Robert R. Dion, Dion & Sokol, Inc., 329 Boston Post Road, Sudbury, MA 01776

Structural Engineer of Record S. Bernard Dickson

This program of structural tests and inspections is submitted as a condition for issuance of the building permit in accordance with The Boca National Building Code/1999, Section 1705.0.

The following firms, agencies, or individuals (herinafter refered to collectively as "agents") will perform the tests and inspections under the direction of the SER:

Abbreviation

ATA

ATA

SER

Agent

Cole Engineering

R.W. Gellspike Associates

Dickson Engineering Associates

The abbreviations will be used on the attached pages to identify which agent is performing the particular tests or inspections.

Dickson Engineering Associates

Consulting Structural Engineers

11 Larkin Lane, Harwich, MA 02645

Phone: (508) 430-8600 Fax (508) 430-9800

REGISTERED ENGINEERS
MASSACHUSETTS
CONNECTICUT
RHODE ISLAND
NEW HAMPSHIRE
VERMONT
MAINE
NEW YORK
MARYLAND

Construction Control

BANK AND LEGAL
INVESTIGATIONS
INSPECTIONS
REPORTS

COMMERCIAL,
INDUSTRIAL,
RESIDENTIAL AND
OFFICE BUILDINGS

ENVIRONMENTAL AND
MISCELLANEOUS
STRUCTURES

STEEL
CONCRETE
PRESTRESSED
MASONRY
TIMBER

DESIGN
DETAILING
SPECIFICATIONS
SUPERVISION
INSPECTION

JOISTS, COMPOSITE
JOISTS & TRUSSES
ANALYSIS, REPAIR
MODIFICATION AND
USE IN RIGID AND
SEMI-RIGID FRAMES

VIBRATION OF FLOOR
SYSTEMS

Project Number: 637
Project Title: Harvey Industries
Project Location: 401 Riverside St. Portland, Maine
Name of Building: Harvey Industries Warehouse Expansion
Nature of Project: Mezzanine and warehouse expansion

In accordance with Section 114.0 of the Boca National Buiding Code/1999, I, S. Bernard Dickson, Registration No: 4458, being a registered professional engineer hereby certify that I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning:

☐ Entire Project ☐ Architectural ☒ Structural
☐ Mechanical ☐ Fire Protection ☐ Electrical

Other:

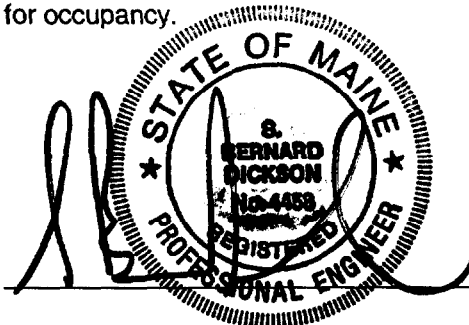
For the above named project I certify that to the best of my knowledge, such plans, computations and specifications meet the applicable provisions of the Boca National Buiding Code/1999, all acceptable engineering practices and all applicable laws and ordinances for the proposed use and occupancy.

I further certify that I, or an authorized associate under my direct supervision and control, shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to determine that the work is proceeding in accordance with the documents approved for the building permit and shall be responsible for the following:

1. Review, for the conformance to the design concept, shop drawings, samples and other submittles which are submitted by the Contractor in accordance with the requirements of the construction documents.
2. Review and approval of the quality control procedures for all code-required controlled materials.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine, in general, if the work is being performed in a manner consistent with the construction documents.

Upon completion of the work I shall submit a final report as to the satisfactory completion and readiness of the project for occupancy.

Signature: _____



1/29/03

Dickson Engineering Associates

The following categories of structural tests and inspections, if checked, are included in the program for structural tests and inspections for this project. The specific tests and inspections required for each category below, are listed on the page noted opposite the category.

<u>PageName</u>	<u>Page #</u>	<u>PageName</u>	<u>Page #</u>
Steel Construction	<u>3</u>	Controlled Structural Fill	<u>6</u>
Cast-In-Place Concrete Construction	<u>4</u>	(Prepared Fill)	
In-Situ Bearing Strata for Footings	<u>5</u>		

The following items of construction, if checked, are specified in the structural plans or specifications on a performance basis. Their structural design will be reviewed by the SER and their construction is included in the program for tests and inspection of the attached sheets:

- | | |
|---|--|
| <input type="checkbox"/> Curtain Walls | <input type="checkbox"/> Metal Buildings |
| <input type="checkbox"/> Precast Concrete Components | |
| <input type="checkbox"/> Post-Tensioning Steel | |
| <input type="checkbox"/> Structural Steel Connections | |

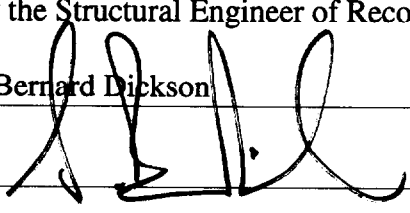
The following items are excluded from this Program of Structural Tests and Inspections, since they are designed by other structural engineers not under the aegis of the SER and the SER was not retained to provide performance specification for their design. These other structural engineers must be assigned by the owner, architect, or construction contractor, as applicable, to be special SER's for their respective designs and to provide a program of structural tests and inspections for their respective designs.

There are no exemptions listed for this project.

The tests and inspections to be performed under this Program are for quality assurance audits. Their implementation does not relieve the contractor or sub-contractors of their responsibility for quality control of the work and any design for which they are responsible

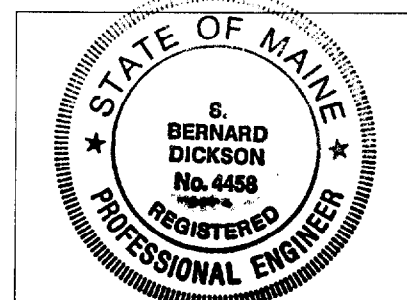
Prepared by the Structural Engineer of Record:

Name: S. Bernard Dickson

Signature: 

Firm: Dickson Engineering Associates

Date: Thursday, January 23, 2003



Registration Seal

Steel Construction

Item Description	Agent	Scope
1. Fabricator Certification/Quality Control Procedures	SER	Review each Fabricator's quality control procedures
2. Fabricator Inspection (1705.2)	SER	Inspect in-plant fabrication, or review Fabricator's approved independent Inspection Agency's reports.
3. Material Certification	ATA	Review for the conformance to the specifications.
4. Bolting	ATA	Test and inspect bolted connections in accordance with specifications. Verify bolt size and grade.
5. Welding	ATA	Check welder qualifications. Visually inspect fillet welds and test full-penetration field welds in accordance with specifications.
6. Shear Connectors	ATA	Inspect for size and placement. Test for proper weld attachment.
7. Structural framing, Details and Assemblies	ATA	Inspect for size, grade of steel, camber, installation and connection details. Check against approved construction documents and shop drawings.
8. Open Web Steel Joists	ATA	Inspect for size, placement, bridging, bearing and connection to structure. Visually inspect all welds of a minimum of 5% of the joists, randomly selected.
9. Metal Decking	ATA	Verify gage, width, and type. Inspect placement, laps, welds, sidelap attachment and screws or other mechanical fasteners. Check welder qualifications.
10. Other		
11.		

Cast-In-Place Concrete Construction

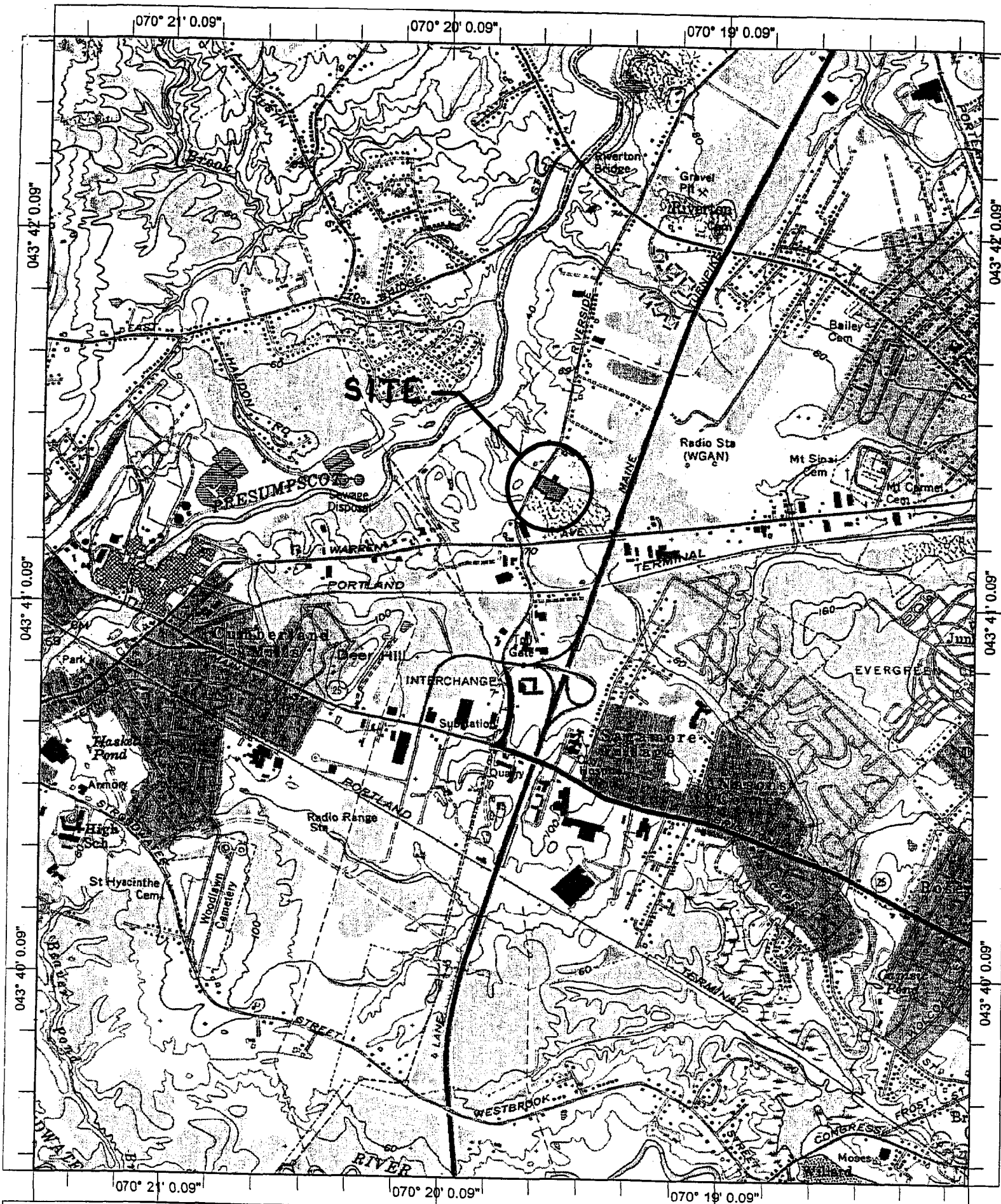
Item Description	Agent	Scope
1. Mix Design	SER	Review mix designs.
2. Materials Certification	ATA	Review for conformance to specifications.
3. Batching Plant	ATA	Review Plant quality control procedures and batching and mixing methods.
4. Reinforcement Installation	ATA	Inspect reinforcing for size, quantity, condition and placement.
5. Post-Tensioning Operations (1705.4.5)	N/A	Inspect tensioning and anchorage of tendons. Inspect grouting of bonded tendons.
6. Formwork Geometry	ATA	Inspect form sizes.
7. Concrete Placement	ATA	Observe concrete placement operations. Verify conformance to specifications including cold-weather and hot-weather placement procedures. Perform slump, density and air content tests at point of discharge.
8. Evaluation of Concrete Strength	ATA	Test and evaluate in accordance with the specifications.
9. Curing and Protection	ATA	Observe procedures for conformance to the specifications.
10. Other		
11.		

In-Situ Bearing Strata for Footings

Item Description	Agent	Scope
1. Bearing strata for footings	ATA	Inspect strata for conformance to the structural drawings, specifications, and/or geotechnical report.
2. Bearing surfaces of footings	ATA	Inspect bearing surfaces for conformance to the requirements of the structural drawings, specifications, and/or geotechnical report.
3. Other		
4.		

Controlled Structural Fill (Prepared Fill)

Item Description	Agent	Scope
1. Fill Material	ATA	Test material for conformance to specifications or geotechnical report. Perform laboratory compaction tests in accordance with the specifications to determine optimum water content and maximum dry density.
2. Installation of controlled structural fill (1705.7.1 and .2)	ATA	Provide full-time inspection of the installation, in accordance with the specifications and 1705.7.1 and .2.
3. Density of fill (780 CMR 1705.7.3)	ATA	Perform field density tests of the in-place fill in accordance with the specifications and 780 CMR 1705.7.3.
4. Other	ATA	
5.		



Name: PORTLAND WEST
 Date: 11/19/102
 Scale: 1 inch equals 2000 feet

Location: 043° 40' 59.0" N 070° 19' 46.0" W
 Caption: FIGURE 1

Figure 2 – Medium Intensity Soils Map

STORMWATER RUNOFF EVALUATION

**Harvey Industries, Inc.
401 Riverside Street
Portland, Maine**

General

This stormwater management plan has been prepared to evaluate the pre and post-development conditions associated with the redevelopment of 401 Riverside Street, in Portland, Maine. A site location map (Figure 1) is provided within this report.

The subject site is bounded to the north by Riverside Street, to the east by residential development, to the south by commercial development and wetlands, and to the west by industrial development. The proposed development will consist of the expansion of an existing warehouse facility, the provision of additional parking, continuation and resurfacing of the existing parking lot and driveway, subsurface storm drain and detention systems, landscaping, and associated grading.

Existing Site Characteristics

The subject site exists today as a developed parcel. The most prominent site feature remains an approximate 29,225 square-foot structure, previously utilized for furniture and household items storage. Existing ground cover consists primarily of bituminous pavement and woodlands with thick vegetative litter. Topography throughout the site is relatively flat, with the exception of the far western side of the site, which contains a 20-35% slope. Stormwater runoff from the northern portion of the site drains generally in a southwesterly direction across the parking lot, through an 18-inch culvert, and outlets in the vicinity of the northwest property corner. Stormwater runoff from both developed and undeveloped southerly and easterly areas of the site drains through an existing drainage channel onsite, and outlets in a wetland complex at the southwestern corner of the site. Observations made of the subject site indicate that erosion does not appear to be an issue.

Soils

Soils information used in the stormwater evaluation was obtained from the Medium Intensity Soils map (see Figure 2).

Methodology

This stormwater runoff analysis was conducted utilizing HydroCAD, version 6.0, a computerized stormwater modeling program, which combines aspects of both TR-20 and TR-55 methodologies as the basis for conducting the hydrological simulations. Type III, 24-hour rainfall events were

selected for the analyses with recurring frequencies of 2, 10, and 25-years, in accordance with the City of Portland Ordinance.

Watersheds

Based upon existing topographical information of the subject site and adjacent properties, five (5) watersheds were identified and evaluated in the pre-development condition and nine (9) watersheds for the post-development condition. The study points analyzed for both pre and post-development conditions are located in the vicinity of the northwest and southwest property corners. Study Point 1 is located at the outlet of the existing 24-inch culvert, prior to entering a drainage swale along the Riverside Street right-of-way. Study Point 2 is located within the existing wetland complex just outside the southern property boundary of the site. Both study points are depicted on the watershed maps.

The pre-development watersheds (WS-1 through WS-5) contain approximately 6.24 acres of land. Generally, the watersheds are comprised of moderate sloping impervious surfaces. Stormwater runoff from Watershed 1 drains southeasterly across the front parking lot to the existing 24-inch culvert, previously identified. Watershed 2 is a nearly 50 percent split between impervious surfaces, which include the loading area to the rear of the facility and roof drainage, and moderate to steep wooded slopes with thick vegetative litter. Runoff generated in this watershed drains to the wetlands at the southern end of the property. Watersheds 3 and 5 consist largely of flat woodlands with thick vegetative litter. Both of these watersheds drain to the existing swale/channel that runs generally from north to south across the site, eventually emptying into the wetlands. Watershed 4 is predominantly comprised of steep wooded slopes containing thick vegetative litter. It runs along the western boundary of the subject site and eventually drains to the wetlands at Study Point 2.

The post-developed watersheds (WS-1A and WS-1 through WS-8) contain approximately 6.24 acres of land. The primary changes in land cover from pre to post-development will occur at the southern and eastern reaches of the subject site - from woodlands to bituminous pavement. Watersheds 1, 4, and 5 will remain largely unchanged from pre to post-development. The proposed storm drain network throughout the site will collect runoff from the roof and loading area and transport it to the channel located onsite, via an underground detention system and stormwater treatment system. Runoff from Watersheds 1 and 1A will collect at the existing and proposed 24-inch culverts at the northwest corner of the site. Runoff from the remaining watersheds will be collected and transported directly to the channel at the southern end of the site. The course of post-development runoff eventually empties to the same wetland area as pre-development runoff, and will have no detrimental impacts on drainage systems within Riverside Street or to the tributary for the Presumpscot River watershed.

Stormwater Management

The following table summarizes the results of the aforementioned hydrological simulations of the design storm events. Calculations and computer modeling data sheets are included within the subsequent report.

Stormwater Runoff Summary Table										
Study Point	Total Watershed Area (Acres)		Average Weighted Curve No.		Peak Rates of Runoff (cfs)					
					2-Year Storm		10-Year Storm		25-Year Storm	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
1	0.90	0.86	92.0	95.6	2.43	2.21	4.15	3.58	4.95	4.23
2	5.34	5.38	82.2	86.0	3.86	3.59	7.65	6.80	9.52	9.11

Summary

The proposed development, which consists of the expansion of an existing warehouse structure and associated driveway/loading area, will include the installation of catch basins and storm drains to collect and transport runoff to an underground detention system. Proposed site work will also entail intercepting the existing drainage channel near the southeast corner of the site, and discharging it approximately 200 feet downstream, by way of a 24-inch storm drain. In addition to detaining runoff, primary effluent from the underground system will be discharged to a 3,000 gallon stormwater treatment system, for removal of oil and grease. Although this will not treat all of the runoff from impervious surfaces, it represents a significant improvement over the existing conditions, and meets the intent of the water quality standards set forth by the City of Portland Land Use Ordinance.

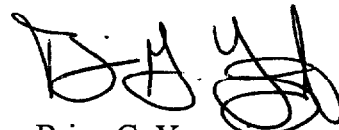
As seen from the above summary table, proposed onsite stormwater management processes will maintain peak rates of runoff at levels below the pre-development conditions. Hence, it is anticipated that stormwater runoff will not present a condition whereby downgradient properties, or drainage infrastructure are adversely affected by the post-development scenario.

Prepared by:

SEBAGO TECHNICS, INC.

James R. Seymour, P.E.
Project Manager

JRS/BGY:jc
November 21, 2002


Brian G. Yergatian
Project Engineer

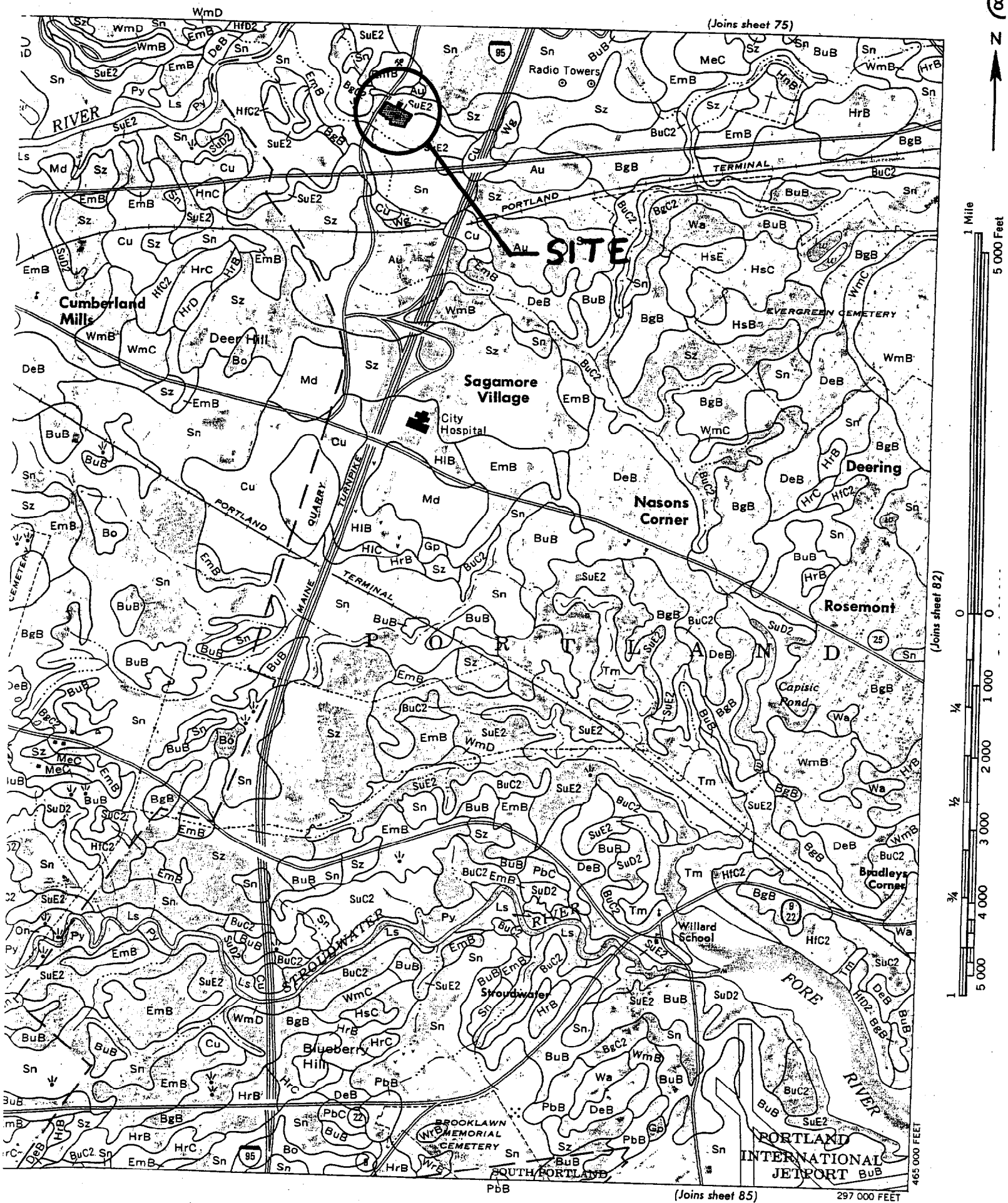


Figure 3 - Deed

0016976

BK 17370 PG 150

SHORT FORM WARRANTY DEED

RRC REALTY CO., LLC, a Maine limited liability company with a mailing address of 340 New Meadows Road, Bath, Maine 04530, FOR CONSIDERATION PAID, grants to HARVEY INDUSTRIES, INC., a Massachusetts corporation, with a mailing address at 1400 Main Street, Waltham, Massachusetts 02451, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located at 401 Riverside Street, Portland, Cumberland County, Maine, more particularly described as follows:

A certain lot or parcel of land situated on the southeasterly side of Riverside Street, so called, in the City of Portland, County of Cumberland, State of Maine, as shown on a plan of land titled "Boundary Survey of Bisson Moving" for Harvey Industries, Inc. dated November 9, 2001, last revised through December 18, 2001 by Sebago Technics, Inc., to be recorded herewith, said parcel being more particularly bounded and described as follows:

Beginning at a 5/8 inch capped iron rebar set on the southeasterly side of Riverside Street at a point located S 51°-29'-50" W, a distance of 260.84 feet from a 5/8-inch capped iron rebar set at the most westerly corner of land now or formerly of Donald R. and Jean C. Ingalls by deed recorded at the Cumberland County Registry of Deeds in Book 3007, Page 117;

Thence N 51°-29'-50" E, by and along said Riverside Street, a distance of 260.84 feet to said 5/8 inch capped iron rebar at the westerly corner of said Ingalls;

Thence S 44°-51'-45" E, by and along said land of Ingalls and land now or formerly of Rebecca W. Andre by deed recorded at said Registry in Book 14727, Page 10, a distance of 242.17 feet to a 5/8 inch capped iron rebar set;

Thence N 45°-08'-15" E, by and along said land of Andre, a distance of 125.00 feet to a 5/8 inch capped iron rebar set at land now or formerly of Gerald A. and Carlita E. Hawkes by deed recorded at said Registry in Book 3861, Page 92;

Thence S 44°-51'-45" E, by and along said land of Hawkes, a distance of 60.00 feet to a 5/8 inch capped iron rebar set at land now or formerly of Stephanie M. Larrabee by deed recorded at said Registry in Book 14887, Page 306;

Thence S 45°-08'-15" W, by and along said land of Larrabee, a distance of 125.00 feet to a 5/8 inch capped iron rebar set;

Thence S 44°-51'-45" E, by and along said land of Larrabee, a distance of 305.00 feet to a 5/8 inch capped iron rebar set at land now or formerly of Clinton Hatt, Jr. by deed recorded at said Registry in Book 4116, Page 24;

Thence S 45°-08'-15" W, by and along said land of Hatt, a distance of 125.00 feet, to a 5/8 inch capped iron rebar set at land now or formerly of Francis Drake by deed recorded at said Registry in

MAINE REAL ESTATE TAX PAID

BK | 7370 PG | 5 |

Book 8273, Page 338;

Thence N 44°-51'-45" W, by and along said land of Drake, a distance of 25.00 feet to a 5/8 inch capped iron rebar set;

Thence S 45°-08'-15" W, by and along said land of Drake, a distance of 159.25 feet to a point at the northwesterly corner of other land now or formerly of Francis Drake by deed recorded at said Registry in Book 8229, Page 47 and a the easterly corner of land now or formerly of Pine Tree Paper Company by deed recorded at said Registry in Book 9104, Page 13 near a found 5/8 inch capped iron rebar with cap Dan LaPoint;

Thence N 61°-27'-25" W, by and along said land of Pine Tree Paper Company and land now or formerly of Marianne M. Reynolds by deed recorded at said Registry in Book 4499, Page 48, a distance of 315.51 feet to a 5/8 inch capped iron rebar set;

Thence N 26°-36'-35" E, by and along said land of Reynolds, a distance of 90.00 feet to a 5/8 inch capped iron rebar set;

Thence N 61°-27'-25" W, by and along said land of Reynolds, a distance of 100.00 feet to a 5/8 inch capped iron rebar set;

Thence N 26°-43'-09" E, by and along said land of Reynolds, a distance of 37.23 feet to a 1 inch iron pipe found;

Thence N 44°-41'-40" W, by and along said land of Reynolds, a distance of 174.84 feet to a 5/8 inch capped iron rebar set on the southeasterly side of Riverside Street;

Thence generally northeasterly and turning more easterly on a curve to the right with a radius of 1,612.27 feet, a central angle of 00°-48'-16", by and along said Riverside Street, an arc distance of 22.63 feet to the point of beginning.

Meaning and intending to describe a certain or parcel of land containing 4.53 acres, more or less, as shown on a plan of land titled "Boundary Survey of Bisson Moving" for Harvey Industries, Inc., dated November 9, 2001 as last revised through December 18, 2001 by Sebago Technics, Inc.

Record owner of the property is RRC Realty Co. by deed of Four Hundred One Riverside Associates dated October 1, 1997 and recorded at said Registry in Book 13372, Page 1 and by Notice of Portland City Council dated September 16, 1997, recorded at said Registry in Book 13326, Page 19 (the "Discontinuation Notice").

Bearings referenced herein are based on Magnetic North.

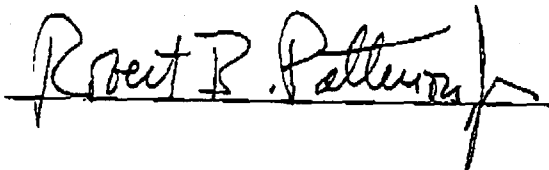
Notwithstanding the foregoing, the warranty covenants of RRC REALTY CO., LLC shall not apply to that portion of the premises within Fiske Street and Hunter Street which were discontinued by the Discontinuation Notice.

BK 17370 PG 152

IN WITNESS WHEREOF, RRC REALTY CO., LLC has caused this instrument to be executed by Robert R. Cooper, Jr., its Manager, thereunto duly authorized, this 28th day of February, 2002.

WITNESS:

RRC REALTY CO., LLC



By:


Robert R. Cooper, Jr.

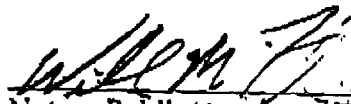
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

February 28, 2002

Personally appeared the above-named Robert R. Cooper, Jr., Manager of RRC REALTY CO., LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,


Notary Public/Attorney at Law
Print Name: William M. Fletcher, Esq.
My Commission Expires: _____

P:\RIP\HSSON\SALE\401RIVERSIDE\WARRANTY\DEED\FINAL.DOC

RECEIVED
RECORDED REGISTRY OF DEED

2002 FEB 28 PM 1:16

CUMBERLAND COUNTY

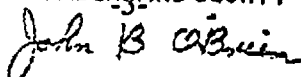


Figure 4 – Letter of Financial Capability

11/21/2002 THU 08:47 FAX 7813987803
11/20/02 16:02

ADMIN-----S

0002

NO. 822 DE



CITIZENS BANK

Citizen Bank of Massachusetts
28 State Street
Boston, MA 02109

November 20, 2002

Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Subject: Expansion of Facility at 401 Riverside Street

To whom it may concern,

It is our understanding that Harvey Industries is in the process of expanding the facility they own at 401 Riverside Street in Portland. Based on our long-term relationship with Harvey Industries, it is our belief that Harvey has the financial capability required to complete this project.

If I can be of further assistance, please call me at (617) 994-7431.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kenneth T. Connors'.

Kenneth T. Connors
Vice President
Citizens Bank

Figure 5 – Availability of Public Water



Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961

FAX (207) 761-8307

www.pwd.org

November 22, 2002

Mr. Brian Wergagian
Sebago Technics, Inc.
One Chabot Street
Westbrook, Maine 04098-1339

Re: 401 Riverside St., Portland

Dear Sir:

The Portland Water District has a 12" water main in Riverside Street, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 80 psi; pito pressure 64 psi; with a flow of 1342 gpm. With these results in mind, the District feels we have sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands. **Please notify your plumber of these results so that they can design your system to best fit the available pressure.**

With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

David W. Coffin, PLS
Engineering Supervisor

Figure 6 – Product Detail Sheets

2.0 Product Information

Figure 1

StormTech SC-740 Chamber (not to scale)

Nominal Chamber Specifications

Size (W x H x Installed L)	51.0" x 30.0" x 85.4"
Chamber Storage	45.9 ft ³
Minimum Installed Storage*	74.9 ft ³
Weight	75.0 lbs.

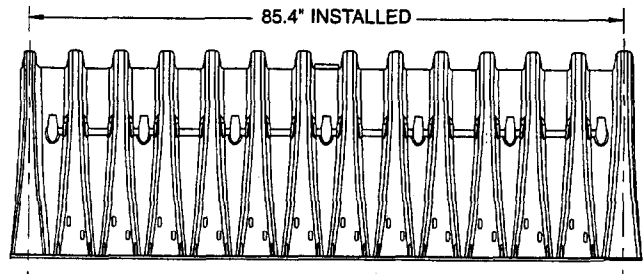
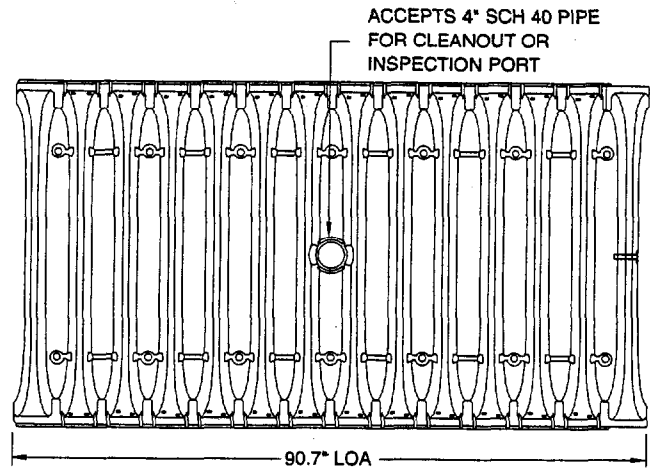
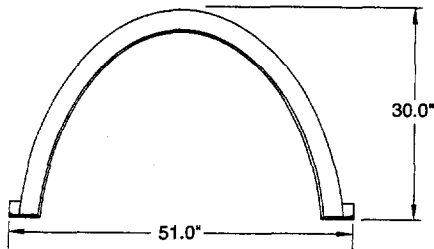
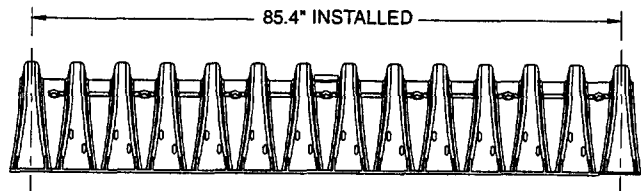
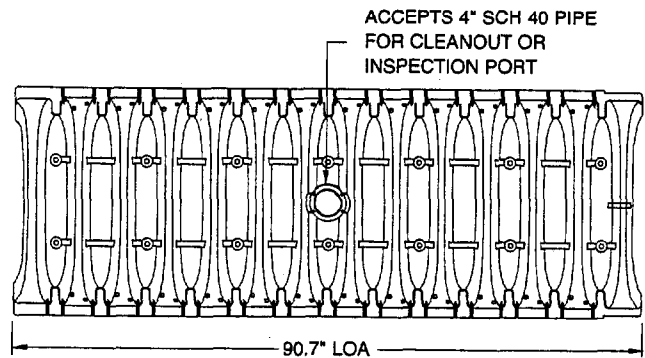
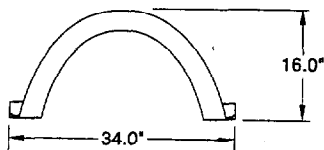


Figure 2

StormTech SC-310 Chamber (not to scale)

Nominal Chamber Specifications

Size (W x H x Installed L)	34.0" x 16.0" x 85.4"
Chamber Storage	14.7 ft ³
Minimum Installed Storage*	31.0 ft ³
Weight	35.0 lbs.



*This assumes a minimum of 6-inches of stone below, above and between chamber rows.

7.0 Incremental Storage Volumes

Table 6 and **Table 7** provide incremental storage volumes for SC-740 and SC-310 chamber systems. This information may be used to calculate a detention/retention system's stage storage volume.
Product Specifications: 1.1, 2.2, 2.3, 2.4 and 2.6

TABLE 6 – SC-310 Incremental Storage Volumes Per Chamber

Assumes 40% Volume of Voids in the Stone.
Calculations are Based Upon a 6-inch Stone Base Under the Chambers.

Depth of Water in System (in)	Cumulative Chamber Storage (ft ³)	Total System Cumulative Storage (ft ³)
28	↑ 0	31.00
27	0	30.21
26	Stone 0	29.42
25	Cover 0	28.63
24	↓ 0	27.84
23	0	27.05
22	14.70	26.26
21	14.64	25.43
20	14.49	24.54
19	14.22	23.58
18	13.68	22.47
17	12.99	21.25
16	12.17	19.97
15	11.25	18.62
14	10.23	17.22
13	9.15	15.78
12	7.99	14.29
11	6.78	12.77
10	5.51	11.22
9	4.19	9.64
8	2.83	8.03
7	1.43	6.40
6	↑ 0	4.74
5	0	3.95
4	Stone 0	3.16
3	Foundation 0	2.37
2	↓ 0	1.58
1	0	0.79

TABLE 7 – SC-740 Incremental Storage Volumes Per Chamber

Assumes 40% Volume of Voids in the Stone.
Calculations are Based Upon a 6-inch Stone Base Under the Chambers.

Depth of Water in System (in)	Cumulative Chamber Storage (ft ³)	Total System Cumulative Storage (ft ³)
42	0	74.90
41	↑ 0	73.77
40	Stone 0	72.64
39	Cover 0	71.52
38	↓ 0	70.39
37	0	69.26
36	45.90	68.14
35	45.85	66.98
34	45.69	65.75
33	45.41	64.46
32	44.81	62.97
31	44.01	61.36
30	43.06	59.66
29	41.98	57.89
28	40.80	56.05
27	39.54	54.17
26	38.18	52.23
25	36.74	50.23
24	35.22	48.19
23	33.64	46.11
22	31.99	44.00
21	30.29	41.85
20	28.54	39.67
19	26.74	37.47
18	24.89	35.23
17	23.00	32.96
16	21.06	30.68
15	19.09	28.36
14	17.08	26.03
13	15.04	23.68
12	12.97	21.31
11	10.87	18.92
10	8.74	16.51
9	6.58	14.09
8	4.41	11.66
7	2.21	9.21
6	↑ 0	6.76
5	0	5.63
4	Stone 0	4.51
3	Foundation 0	3.38
2	↓ 0	2.25
1	0	1.13

11.0 Detail Drawings

Figure 6

Plan View Detail – StormTech SC-740 Chamber (not to scale)

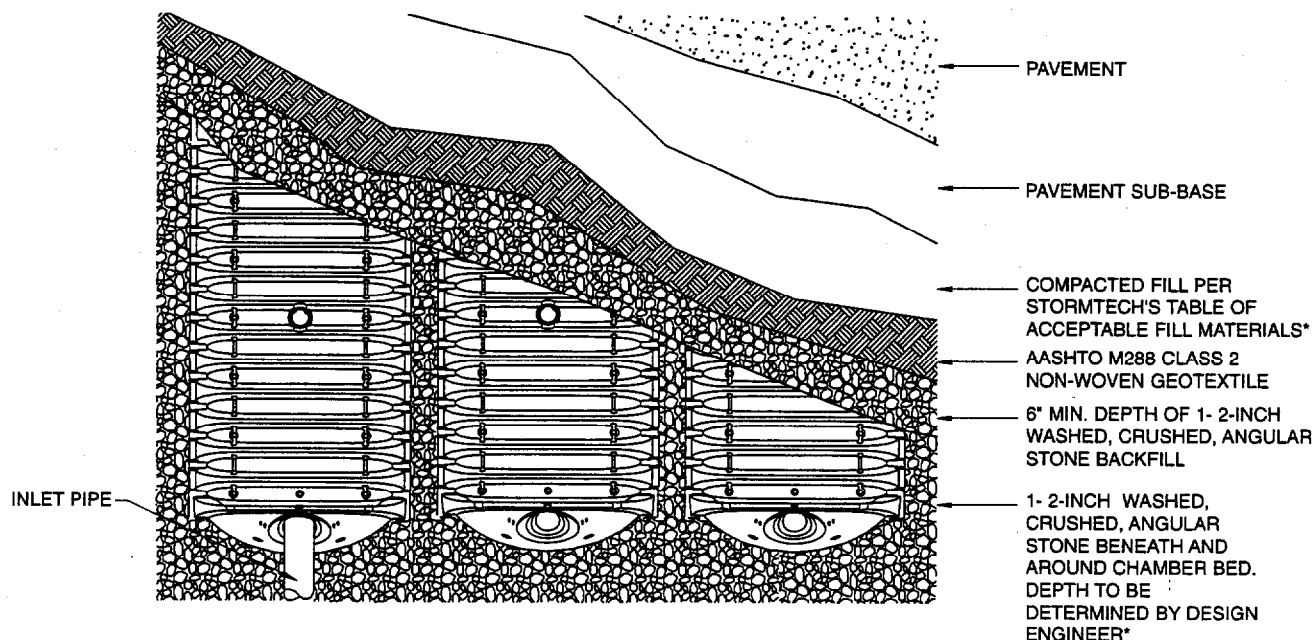
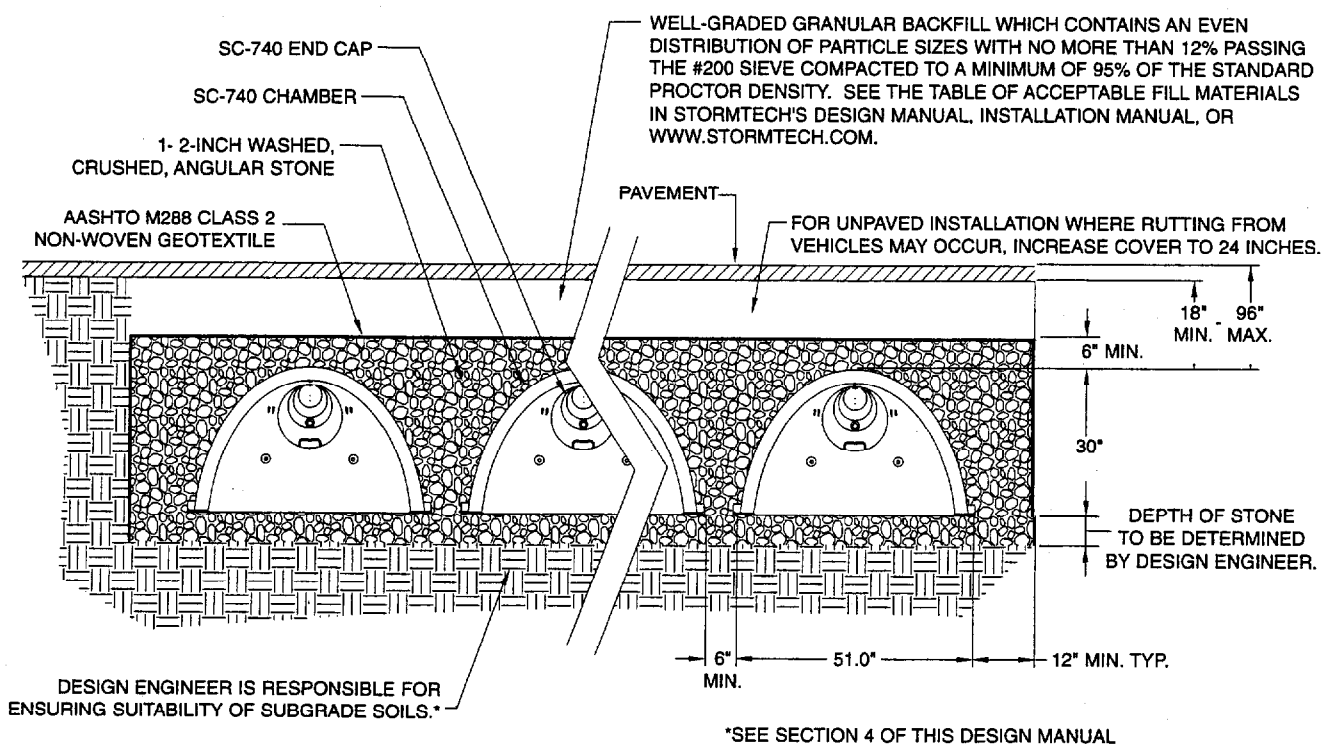


Figure 7

Typical Cross Section Detail – StormTech SC-740 Chamber (not to scale)



Detail drawings available in DWG and PDF format at www.stormtech.com.

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jaimy Caron, Chair
Mark Malone, Vice Chair
Orlando E. Delogu
Kevin Beal
Lee Lowry III
Michael Patterson

February 12, 2003

Mr. James R. Seymour, P.E.
Project Manager
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

RE: 401 Riverside Street, Warehouse Addition
ID #2002-0244, CBL #313-F-039

Dear Mr. Seymour:

On February 11, 2003, the Portland Planning Board voted 5-0 (Malone absent) to approve the site plan for the proposed 18,970 sq. ft. expansion of the existing building located at 401 Riverside Street. The approval was granted for the project with the following conditions:

- i. That the applicant contribute \$1,500 to the City for the improvement of an existing culvert at the Handyman property.
- ii. That the applicant submit to staff a stormwater maintenance agreement for the detention system and stormwater treatment system for review and approval.
- iii. The light fixture for this site shall be a cut-off type fixture and shall be submitted to staff for review and approval.
- iv. That the applicant revise the plans to address the concerns of the Development Review Coordinator's memo dated February 7, 2003 for review and approval by the Development Review Coordinator.

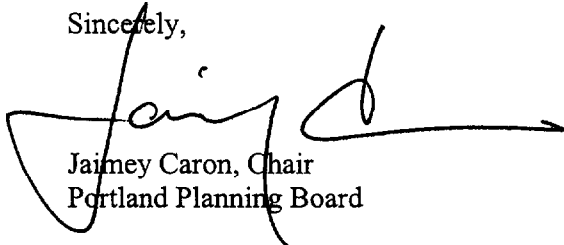
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #8-03, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, 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 preconstruction meeting.
6. 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.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 Kandice Talbot at 874-8901.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓ Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File

DION & SOKOL, INC.

ARCHITECTS 329 Boston Post Road • Sudbury, Massachusetts 01776 • Tel. (978) 443-8650

M E M O R A N D U M

TO: Michael Nugent, Manager of Inspection Services

FROM: Robert Dion, Architect

DATE: April 16, 2003

RE: Harvey Industries, 401 Riverside Street

Response to memorandum dated April 10, 2003 regarding questions concerning the above permit application.

1. Roof Snow Load.

See attached letter and drawings from Bernard Dickson, Structural Engineer.

2. Use Group and Fire Separation.

Building Use Group is classified as S-1 Storage - moderate per Table 503. Building is one story and is equipped with an automatic sprinkler system in accordance with Section 507.1 which permits unlimited area.

Areas

Existing Warehouse Storage	24,709 S.F.
New Canopy Storage	22,746 S.F.
M.E. & Support Areas	<u>657 S.F.</u>
Total Area (less office)	48,112 S.F.
Office	4,516 S.F.

The office area is an accessory use to the storage areas and is used to conduct related business. Thus, the office is a permitted accessory use per Section 302.1.2 without a fire separation assembly.

3. Mezzanine Requirements per Section 505.4.

The existing Bisson building contained a mezzanine which included an area enclosed from the existing warehouse consisting of a break room, office and toilets. In order to save construction costs, the existing mezzanine was left unchanged and a new open mezzanine areas was added for storage and mechanical equipment.

The existing mezzanine is to continue in the same usage as a break room for employees and a limited use office for computer equipment. The toilets are being omitted.

In order to comply with the requirements of Section 505.4, I am proposing to open a 10'-0" section of wall in the break room to the warehouse to establish a degree of openness. The open area will have a 42" high buttress wall.

See drawing A-1.4.

Dickson Engineering Associates

Consulting Structural Engineers

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JOISTS, COMPOSITE
JOISTS & TRUSSES
ANALYSIS, REPAIR
MODIFICATION AND
USE IN RIGID AND
SEMI-RIGID FRAMES

VIBRATION OF FLOOR
SYSTEMS

April 15, 2003

Bob Dion
Dion and Sokol, Inc., Architects
329 Boston Post Road
Sudbury, MA 01776

Re: Snow loading for Harvey Industries Project, Portland, Maine.

To Whom It May Concern:

Applicable Building Code is BOCA 1999, Section 1608.0 and referenced ASCE 7, 1995.

Ground snow load (per city engineer) (P_g) = 50 psf.

Exposure category (Section 1609.4) = B

Snow exposure category (Table 1608.3.1) (C_e) = 1.0 (partially exposed)

Thermal factor (Table 1608.3.2) (C_t) = 1.0 (heated building)
= 1.2 (unheated building)

Importance factor (Table 1608.3.3) (I) = 1.0 (Category II)

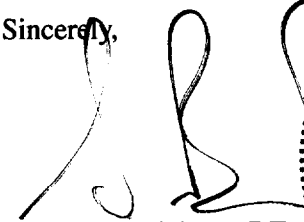
Flat-roof snow load (ASCE 7, Section 7.3) (P_f) = $0.7 C_e C_t I P_g$ = 35 psf (heated building)
= 42 psf (unheated building)

Minimum (live) loading (Table 1607.3) = 20 psf. (Snow loading governs.)

Use 35 psf for heated building.

Use 42 psf for unheated building.

Sincerely,


S. Bernard Dickson, P.E.

