

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

## BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**  
 Permit Number: 051813  
**FEB - 7 2006**  
**CITY OF PORTLAND**

This is to certify that BRADCO REALTY CORP M Construction Co.  
 has permission to Construct new 31,000 Sq Ft al build for additional stor of building materials  
 AT 238 RIVERSIDE ST L 316 B0200

provided that the person or persons firm or person 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 procured before this building or part thereof is used or service closed-in. 4  
 YOUR NOTICE REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass 12-22-06  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 DepartmentName

*[Signature]*  
 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: 05-1813	Issue Date: <b>PERMIT ISSUED</b> FEB - 7 2006	LOBL: 315 B002001
Owner Address: PO BOX 67	Phone: F PORTLAND	
Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial	Phone: 2827697
Lessee/Buyer's Name	Phone:	Zone: B4

Location of Construction: 238 RIVERSIDE ST	Owner Name: BRADCO REALTY CORP
Business Name:	Contractor Name: P M Construction Co.
Lessee/Buyer's Name	Phone:

Past Use: Commercial/ Vacant Storage yard	Proposed Use: Commercial/ Construct new 31,000 Sq Ft metal building for additional storage of building materials
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Permit Fee: \$11,778.00	Cost of Work: \$1,298,000.00	CEO District: 5
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>S1</i> Type: <i>25</i> <i>2/7/06</i> Signature: <i>[Signature]</i>
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**Proposed Project Description:**  
Construct new 31,000 Sq Ft metal building for additional storage of building materials

Signature: *[Signature]*  
Signature: *[Signature]*  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) *9*  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 12/19/2005
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**Zoning Approval**

- 
- 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**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan

Maj  Minpr  MM

*OK with conditions*  
date: *3/17/06*

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
 Approved  
 Approved w/Conditions  
 Denied

date: *[Signature]*

**CERTIFICATION**

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

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-1813	<b>Date Applied For:</b> 12/19/2005	<b>CBL:</b> 316 B002001
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<b>Location of Construction:</b> 238 RIVERSIDE ST	<b>Owner Name:</b> BRADCO REALTY CORP	<b>Owner Address:</b> PO BOX 67	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> P M Construction Co.	<b>Contractor Address:</b> 19 Industrial Park Rd Saco	<b>Phone</b> (207) 282-7697
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

<b>Proposed Use:</b> Commercial/ Construct new 31,000 Sq Ft metal building for additional storage of building materials	<b>Proposed Project Description:</b> Construct new 31,000 Sq Ft metal building for additional storage of building materials
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schrnuckal      **Approval Date:** 01/17/2006  
**Note:** received at 4:15 pm on 1/12/06      **Ok to Issue:**

1) Parking calculations are based upon the warehouse/storage use. Any change of use will change the parking requirements. Separate permits are required for a change of use.

2) Separate permits shall be required for any new signage.

3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 02/07/2006  
**Note:** back to mike 1/17/2006      **Ok to Issue:**

1) This was reviewed as an unheated space.

2) Rack Storage was not reviewed as a part of this permit. If racks are to be used, a separate set of plans and permit approval is required.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 12/27/2005  
**Note:**      **Ok to Issue:**

2) Sprinkler design requires State Fire Marshals approval.

3) During Site Plan Review a Fire Hydrant was required on the north side of building prior to the fuel storage area. This is required, Unable to locate on Site plan.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Steve Bushey      **Approval Date:** 10/18/2005  
**Note:**      **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Kandi Talbot      **Approval Date:** 10/18/2005  
**Note:**      **Ok to Issue:**

1) iv. That the Developer install a fire hydrant in a location to be reviewed and approved by the Fire Department.

2) iii. That the City Arborist review and approve the landscape plan prior to issuance of a building permit.

3) i. That the traffic engineer's comments dated September 8, 2005 be addressed, and reviewed and approved, prior to issuance of a building permit.

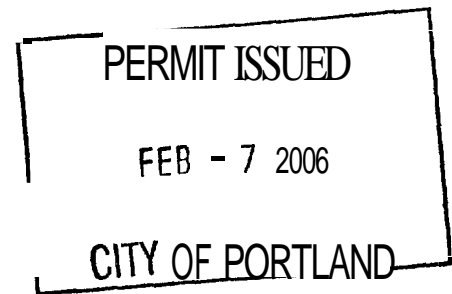
4) ii. That the developer provide an easement for any new signalization equipment which is not located within the City right-of-way, to allow the City to maintain the equipment. An executed easement shall be submitted prior to issuance of a building permit.

**Comments:**  
1/3/2006-mjn: Architectural plans are not stamped, need geotech report, statement of Special Inspections and "page 3" certification , Spoke with PM and Mike Hays GOT IT!!!!!!!!!!!!!!!!!!!!!!!!!!!!MJN

<b>Location of Construction:</b> 238 RIVERSIDE ST	<b>Owner Name:</b> BRADCO REALTY CORP	<b>Owner Address:</b> PO BOX 67	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> P M Construction Co.	<b>Contractor Address:</b> 19 Industrial Park Rd Saco	<b>Phone</b> (207) 282-7697
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

1/6/2006-mjn: Got the Statement of S/I and Geotech report, need Planning Sign off

1/13/2006-ldobson: Candy dropped off approved site plan 12:46 today moved permit to Marge. LJD



# facsimile transmittal

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To: Todd Piquep                      Fax: (308) 389-7207  
From: Mike Nugent                    Date: 1/18/2006  
Re: Required Certifications        Pages: 3

Urgent       For review       Please comment      3 Please reply      3 Please recycle

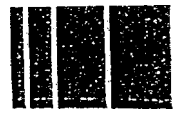
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Please find attached required certification forms. These need to be completed and returned.  
Or Fax Numner is (207) 756-8090.

**Also** we need you **AISC** certification or other approved quality assurance program as required by the 2003 **IBC**.

Because the pitch of the roof equal to or less than 5 degrees, the roof system must be certified as being in compliance with section **7.3** of **AISC 7**.

Confidential



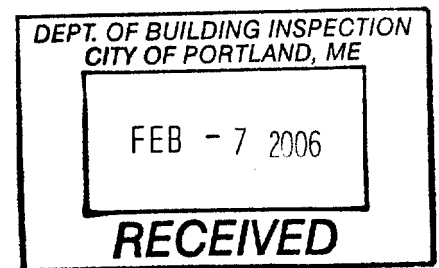
# Report on Subsurface and Foundation Investigation

## Proposed Building Riverside Street Portland, Maine

for

BFWDCO Supply Corp.  
13 Production Way  
Avenel, NJ 07001

April 20, 2005



April 20, 2005  
04435

Mr. Howard Roberts  
**BRADCO** Supply Corp.  
13 Production Way  
Avenel, NJ 07001

Report on Subsurface and **Foundation** Investigation  
**Proposed Building, Riverside Street, Portland, Maine**

Dear Mr. Roberts:

This report presents the results of our evaluation of the subsurface conditions and foundation requirements for the proposed building at your Riverside **Street** facility in Portland, Maine.

In summary, it is our opinion that the building **and** storage sheds may be supported on spread and continuous footings bearing on naturally deposited, inorganic soil, or on compacted structural fill placed after removal of unsuitable soil. In addition, slabs-on-grade may be **used** for the ground floor slabs. Specific recommendations regarding foundation design and construction considerations are presented below.

Introduction

The building will be located in the rear of your facility at 238 Riverside Street in Portland. The building area is presently open, and ground surface elevations vary from approximately El. 73.0 to El. 71.0. We understand that the building will be a pre-engineered metal building with **an** approximate 22 foot **high** roof. The ground floor will be at approximately El. 74.0 with truck docks. We understand that the building will be used for storage of wood and other building materials. In addition, storage sheds consisting of metal structures with one side open and concrete floor slabs will be constructed along the north side of the site.

Subsurface Explorations

During the period April 7 and 8, 2005, Maine Test Borings, Inc. (MTB) drilled five borings, B1 to B5, at locations shown on Sheet 1, Site and Subsurface Exploration Plan. MTB drilled the borings to depths below ground surface varying from 50.0 feet to 70.0 feet. Sebago Technics monitored the borings and prepared the logs included in Appendix **A**. Table I summarizes the results of borings.

Borings B1 to **B4** were drilled using 2.5-inch inside diameter hollow stem augers to a depth of **32** feet with pushed drill rods **to 50** feet below ground surface. Boring **B5** was drilled using 2.5-inch inside diameter hollow stem augers to a depth of **32** feet with pushed drill rods **to 70** feet below ground surface. Samples were generally recovered at **5-foot** intervals above 32 feet. Standard Penetration Resistance (N) was measured at each sample interval in accordance with **ASTM** Test Designation D1586. The undrained shear strength of the **clay** was measured by field vane shear tests at various depths in the borings.

Sebago Technics, Inc. determined the locations of borings by taping **from** existing site features.

*The* boring logs and related information depict subsurface conditions and water levels **only** at their specific locations at the time of excavation. Soil conditions at other locations may differ from conditions at these locations. Also, the passage of time may result in **a** change in groundwater conditions at exploration locations.

### Subsurface Conditions

The **borings** encountered three principal soil **units** at the site: **fill**, sand and clay. Encountered thickness and generalized descriptions of these **units** are presented below in order **of** increasing depth below ground surface. Due to the complexity of the deposition process, **strata** thickness will vary.

**Fill** - Fill consists **of** loose to medium dense, gray to brown, silty **SAND** (SM); to **well-graded SAND (SW)** .Encountered thickness varied **from 2.5** feet to **4.0** feet.

**Sand** - **The** sand consists **of** loose, brown well-graded **SAND (SW)** . **Boring B5** encountered **3.3** feet of sand.

**Clay** - Clay consists **of** stiff to **soft**, gray brown to gray lean **CLAY (CL)** with **sand** lenses and **partings**. Borings penetrated **up** to **64.2** feet into the clay.

Water **was** observed in the **borings** at depths below ground surface varying **from 2.0** feet to **13.2** feet. Observations of water were made over a relatively short period **of** time **and** may **not** reflect the stabilized groundwater level. In addition, water levels **at** the **site** will vary with season, precipitation, temperature and construction activity in the area. Therefore, water levels during and following construction will vary from those measured in the **borings**.

### Recommendations for Foundation Design

#### Recommended Foundation Type and Design Criteria

The existing fill is not considered suitable **for** support of the building or floor slab. All fill should be removed from within the foundation limits. In our opinion, the building may be supported on spread and continuous footings bearing on undisturbed, naturally-deposited sand and clay or on compacted structural **fill** placed after removal **of** unsuitable **soil**. The floor slab may be supported on the existing fill following proofrolling. **as** described below, and removal of **any** unsuitable materials or soft and yielding soils.



**For** uniformity, footings may be proportioned for an allowable bearing stress in pounds per square foot (psf) equal to 1,000 multiplied by the least lateral dimension of the footing in feet, up to 3,000 **psf**. All footings should be a minimum of 2.0 feet wide.

Exterior footings should be founded at least **4.5** feet below the lowest adjacent ground surface **exposed** to freezing. Interior footings should be founded a minimum of 1.5 feet below the ground floor slab.

Compacted structural fill supporting footings should extend laterally from the footings to **at** least the limits defined by **1** horizontal to **1** vertical lines sloped outward and downward from points located at least 2 feet horizontally beyond the bottom edges of the footings.

In order to consider foundations bearing above the clay stratum, we estimated the settlement of the clay resulting from the increased stress from the raise-in-grade and building loads. We estimated the stress history of the clay **stratum** by correlating the undrained shear strength **with** that from other projects in the area. We estimate that the total settlement of the building will be on the order of **1.7** inches, **with** differential settlement on the order of 1.0 inch **in** 50 feet. We **estimate** that approximately **10** to **15** percent of this settlement will occur during the construction **period** and the remainder will be long-term settlement occurring over 15 to **30** **years**. We anticipate that settlement of this magnitude is acceptable. However, the structural engineer should determine final acceptability of settlement.

We recommend that the storage **sheds** be supported on continuous footings bearing on the undisturbed, naturally deposited sand or clay or on compacted structural **fill** placed after removal of unsuitable soil. Footings should be proportioned for **an** allowable bearing stress **in** pounds per square foot (psf) equal to 1,000 multiplied by the least lateral dimension of the **footing** in feet up to 3,000 psf. All footings should be a minimum of **1.5** feet wide.

### Ground Floor Slabs

We recommend that the lowest level floor slab for the building be designed as an earth-supported slab-on-grade bearing on **a** minimum **6** inches **of** compacted **structural fill**. All fill containing debris should be removed from within the building limits prior to placing fill. All fill placed below the floor slab **for** raises-in-grade should consist of compacted structural fill. Normal dampproofing and vapor barriers should be provided below the slab. The existing fill should be proofrolled with a minimum of two passes using fully-loaded ten-wheel dump trucks or approved similar equipment. Any soft or unsuitable areas identified should be excavated and replaced with compacted structural fill.

Because the concrete floor slabs for the storage sheds will be subjected to freezing temperatures, we recommend that the slabs be designed as earth-supported slabs-on-grade bearing on 2 inches of rigid Styrofoam insulation and **6** inches **of** compacted structural fill. The insulation should be placed on the excavated subgrade and will minimize the potential for freezing of the subgrade below the open sheds.

### Seismic Design Considerations

We recommend that the building be designed in accordance with the seismic requirements of the latest edition of the International Building Code, the site classification is Class E; the site response coefficient  $F_a$  is 2.1 for a short period spectral response acceleration  $S_s$  of 0.37g; the site response coefficient  $F_v$  is 3.5 for the 1-second **period** spectral response acceleration  $S_1$  of 0.10g. The subgrade soils are not considered liquefaction susceptible.

### Lateral Foundation Loads

We recommend that lateral loads be resisted by bottom friction on footings and that a coefficient of friction equal to 0.35 be **used** for footings. If this does not provide sufficient lateral resistance, we will consider the problem in more detail to take into account other factors.

### Lateral Soil Pressure

We recommend that the foundation walls at the loading **docks** which are restrained at the top and backfilled to create **an** unbalanced soil load be designed to resist a lateral earth pressure calculated on the basis **of** an equivalent fluid unit weight of **55** pounds per cubic foot. **This** fluid unit weight assumes an at-rest earth pressure coefficient of **0.45** and a free draining backfill. The portion of the foundation wall at the loading **docks** will be subject to surcharge due **to** the loads from people, materials and equipment. The wall should be designed for a uniform lateral pressure acting over the full height of wall, calculated on the basis of 0.5 times the surcharge stress (floor load), in addition to the lateral **soil** pressure recommended above.

### Backfill Materials

**Structural** fill used below foundations and floor slabs **and** for backfill adjacent to walls should consist of sandy gravel to gravelly sand. It should be free of organic material, loam, trash, snow, ice, frozen soil and other objectionable material, **and** should conform to the following gradation:

<u>Sieve Size</u>	<u>Percent Finer by Weight</u>
6 in.	100
No. 4	30 to 90
No. 40	10 to 50
No. 200	0 to 8

Compacted structural fill should be placed in layers not exceeding eight inches in loose measure and compacted by self-propelled vibratory equipment at the approximate optimum moisture content to a dry density of at least 95 percent **of** the maximum dry density, **as** determined in accordance with **ASTM** Test Designation D1557. In confined areas, the maximum particle size should be reduced to **3** inches and the loose layer thickness should be reduced to **6** inches, and compaction performed by hand-guided vibratory equipment.

Compacted structural fill on the outside of the foundation walls should extend laterally a minimum of 2 feet from the wall. Backfill beyond this limit may consist of common fill. The top 12 inches of fill on the exterior of the building should consist of low permeability material **or** bituminous concrete pavement to minimize water infiltration next to the building. Grading should provide for runoff away from the building.

Common fill may consist of inorganic mineral soil that can be placed in layers and compacted. Common fill should be placed and spread in layers not exceeding 12 inches in thickness and compacted with a minimum of two systematic passes of the equipment placing the fill.

## Construction Considerations

### General

The primary purpose of this section of the report is **to** comment on items related to excavation, earthwork, and related geotechnical **aspects** of proposed construction. It is written primarily **for** the engineer having responsibility for preparation of plans and specifications. Since it identifies potential construction problems related to foundations and earthwork, it will also aid personnel **who** monitor the construction activity. Contractors for **this** project must evaluate the construction problems on the basis of their own knowledge and experience in the Portland, Maine area, and on the basis of similar projects in other localities, **taking** into account their proposed construction methods, procedures, equipment and personnel.

### Excavation, Lateral Support and Control of Water

We anticipate that foundation excavation **can** be accomplished with sloped open excavation through the overburden **soils** provided safe side slopes **can** be maintained. Some sloughing **and** raveling should be anticipated in temporary slopes. Temporary excavations should be made in accordance with all **OSHA** and other applicable regulatory agency requirements.

We anticipate that groundwater may be encountered at proposed subgrade level or bearing level of footings. If encountered, open pumping from **sumps** can likely control groundwater. In general, the contractor should control groundwater and water **from** runoff and other sources by methods which prevent disturbance of bearing surfaces or adjacent soils and allow construction in-the-dry.

### Subgrade Preparation

The subgrade soil is susceptible to disturbance from construction traffic. Equipment and personnel should not be permitted to travel across exposed footing bearing surfaces or exposed slab subgrades. Any subgrade areas that are disturbed should be recompacted or excavated, and replaced with compacted structural fill prior to placing concrete. Subgrades should be protected against freezing temperatures if exposed during construction. Final excavation to subgrade should be performed using equipment with smooth-edge buckets.

Construction Monitoring

The foundation recommendations contained herein are based on the known and predictable behavior of a properly engineered and constructed foundation. Monitoring of the foundation construction is required to enable the geotechnical engineer to keep in contact with procedures **and** techniques used in construction. Therefore, we recommend that a person qualified by training and experience be present to provide monitoring at the site during preparation of foundation bearing surfaces and placement of compacted structural fill.

Limitations of Recommendations

**This** report has been prepared for specific application to the subject project in accordance with generally accepted geotechnical engineering practices. In the event that **any** changes in the **nature**, design or location of the building are planned, the conclusions and recommendations contained in this report should not be considered valid, unless the changes are reviewed and the conclusions of this report modified or verified in writing.

The recommendations presented herein are based in part on the data obtained from the referenced test borings. The nature and extent of variations between the explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.

We request that we be provided the opportunity for a general review of final design and specifications **in** order to determine that our earthwork and foundation recommendations have been interpreted and implemented in the design and specifications **as** they were intended.

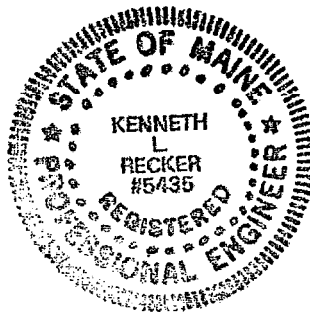
It has been a pleasure to work with you on this project. Please do not hesitate to contact us if **you** have any questions or need additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Kenneth L. Recker, P.E.  
Geotechnical Engineering Manager



KLR:klr/jc

Enclosures:

- |            |  |
|------------|--|
| Table I    | - Summary of Test Borings              |
| Sheet 1    | - Site and Subsurface Exploration Plan |
| Appendix A | - Logs of Test Borings                 |

**TABLE I**  
**SUMMARY OF BORINGS**

**PROPOSED BUILDING**  
**238 RIVERSIDE STREET**  
**PORTLAND, MAINE**

Boring Number	Depth (Ft)	Depth to Water (Ft)	Strata Thickness (Ft)		
			Fill	Sand	Clay
B1	50.0	6.0	3.5	--	46.5*
B2	50.0	4.5	4.0	--	46.0*
B3	50.0	13.2	2.7	--	47.3*
B4	50.0	5.0	3.0	--	47.0*
B5	70.0	2.0	2.5	3.3	64.2*

## NOTES:

1. -- INDICATES STRATUM NOT ENCOUNTERED WITHIN DEPTH OF BORING.
2. \* INDICATES DEPTH OF PENETRATION INTO STRATUM.

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# Appendix A

## Logs of Borings

J.C.

PROJECT	PROPOSED BUILDING, WICKES LUMBER	STI JOB NO.	04435
LOCATION	238 RIVERSIDE STREET, PORTLAND, MAINE	PROJECT MGR.	S. DOE
CLIENT	BRADCO SUPPLY CORP.	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	4/7/2005
RILLER	B. ENOS	DATE FINISHED	4/7/2005

levation	f. Datum	NGVD 1929	Boring Location	See Plan
rim	Casing	Sampler	Core Barrel	Rig Make & Model
ype	HSA	SS		Mobile B47
side Diameter (in.)	2.5	1.375		Hammer Type
ammer Weight (lb.)		140		Drilling Mud
ammer Fall (in.)		30		Casing Advance

Depth (ft.)	Sampler	Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel					Sand					Field Test			
									% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength				
0	3		S1	0.0			SW	Medium dense, brown well-graded SAND (SW), mps = 1.25 in., wet	5	5	30	40	15	5								
	8					1.6		-FILL-														
	15						SM	Medium dense, gray silty SAND (SM), mps = 0.2 in., wet			20	5	60	15								
	18		12	2.0				-FILL-														
						3.5																
5	8		S2	5.0			CL	Very stiff, gray-brown mottled lean CLAY (CL), occasional sand partings from 5.0 to 6.0 ft., mps = 0.02 in., damp					5	95	N	M	M					
	9																					
	10																					
	13		24	7.0				-MARINE DEPOSITS-														
10	1		S3	10.0		10.4	CL	Medium stiff, gray-brown mottled lean CLAY (CL), occasional sand partings, wet					5	95	N	M	M					
	2						CL	Soft, gray lean CLAY (CL), occasional sand partings, wet					5	95	N	M	M					
	WOH																					
	WOH		24	12.0				-MARINE DEPOSITS-														
15	WOR		FV1	15.0-15.6				FV1 from 15.0 to 15.6 ft. = 1/1 ft. lb., Su = 40 psf														
	WOR		S4	15.0		16.0		Note: liquified clay and fine sand in split spoon from 15.0-16.0 ft.					50	50								
	WOR						CL	Soft, gray lean CLAY (CL), wet						100	H	M	M					
	WOR		24	17.0				-MARINE DEPOSITS-														
20	WOR		FV2	20.0-20.6				FV2 from 20.0 to 20.6 ft. = 1277 ft. lb., Su = 440 psf														
	WOH		S5	20.0			CL	Soft, gray lean CLAY (CL), wet						100	H	M	M					
	WOH																					
	WOH		24	22.0				-MARINE DEPOSITS-														
25	WOR		S6	25.0			CL	Soft, gray lean CLAY (CL), wet						100	N	M	M					
	WOR																					
	WOR																					
	WOR		24	27.0				-MARINE DEPOSITS-														

Water Level Data				Sample ID			Well Diagram			Summary				
Date	Time	Elapsed Time (hr.)	Depth in feet to:			O	T	U	S	G	<input type="checkbox"/> Riser Pipe <input type="checkbox"/> Screen <input type="checkbox"/> Filter Sand <input type="checkbox"/> Cuttings <input type="checkbox"/> Groat <input type="checkbox"/> Concrete <input type="checkbox"/> Bentonite Seal	Overburden (Linear ft.)	50.0	
			Bottom of Casing	Bottom of Hole	Water									<input type="checkbox"/> Open End Rod <input type="checkbox"/> Thin Wall Tube <input type="checkbox"/> Undisturbed Sample <input type="checkbox"/> Split Spoon Sample <input type="checkbox"/> Geoprobe
4/7/05	1610		-	11.8	6.0							Number of Samples	7S	
Field Tests											BORING NO.			B1
Dilatancy:			R - Rapid S - Slow N - None			Plasticity:			N - Nonplastic L - Low M - Medium H - High			Dry Strength: N - None L - Low M - Medium H - High V - Very High		
Toughness:			L - Low M - Medium H - High											
*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.														
NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.														

TEST BORING REPORT

B1

INC.

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand			Field Test				
								% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength
30	WOR	FV3	30.0 to 30.6				FV3 from 30.0 to 30.6 ft. = 12/7 ft. lbs., Su = 440 psf										
	WOR	S7	30.0			CL	Soft, gray lean CLAY (CL), wet						100	N	M	M	
	WOR						MARINE DEPOSITS-										
	WOR	24	32.0				Begin rod probe at 32.0 ft.										
							Depth	Blow Counts									
							32.0-33.0 ft.	Hydraulic Push									
							33.0-34.0 ft.	Hydraulic Push									
35							34.0-35.0 ft.	Hydraulic Push									
							35.0-36.0 ft.	Hydraulic Push									
							36.0-37.0 ft.	Hydraulic									
							37.0-38.0 ft.	Hydraulic Push									
							38.0-39.0 ft.	Hydraulic Push									
40							39.0-40.0	Hydraulic Push									
							40.0-41.0 ft.	Hydraulic Push									
							41.0-42.0 ft.	Hydraulic Push									
							42.0-43.0 ft.	Hydraulic Push									
							43.0-44.0 ft.	Hydraulic Push									
45							44.0-45.0	Hydraulic Push									
							45.0-46.0 ft.	Hydraulic Push									
							46.0-47.0 ft.	Hydraulic Push									
							47.0-48.0 ft.	Hydraulic Push									
							48.0-49.0 ft.	Hydraulic Push									
50							49.0-50.0 ft.	Hydraulic Push									
							Bottom of exploration at 50.0 ft. below ground surface										
							No refusal										
55																	
60																	
65																	
70																	

NOTES:

FILE NO. 04435 BORING NO. B1

NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.  
NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.



INC. PROJECT PROPOSED BUILDING, WICKES LUMBER STI JOB NO. 04435  
 LOCATION 238 RIVERSIDE STREET, PORTLAND, MAINE PROJECT MGR. S. DOE  
 CLIENT BRADCO SUPPLY CORP. FIELD REP. K. STEPHENSON  
 CONTRACTOR MAINE TEST BORINGS, INC. DATE STARTED 4/8/2005  
 DRILLER B. ENOS DATE FINISHED 4/8/2005

Elevation	ft.	Datum	NGVD 1929	Boring Location	See Plan
Item	Casing	Sampler	Core Barrel	Rig Make & Model	Mobile B47
Type	HSA	SS		<input type="checkbox"/> Truck <input type="checkbox"/> Tripod <input type="checkbox"/> ATV <input type="checkbox"/> Geoprobe <input checked="" type="checkbox"/> Track <input type="checkbox"/> Air Track <input type="checkbox"/> Skid <input type="checkbox"/> Trailer	<input type="checkbox"/> Cat-Head <input checked="" type="checkbox"/> Winch <input type="checkbox"/> Roller Bit <input checked="" type="checkbox"/> Cutting Head
Inside Diameter (in.)	2.5	1.375			<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Doughnut <input type="checkbox"/> Automatic <input checked="" type="checkbox"/> None
Hammer Weight (lb.)		140			<input type="checkbox"/> Bentonite <input type="checkbox"/> Polymer <input checked="" type="checkbox"/> None
Hammer Fall (in.)		30			HSA/Spin/50.0 ft.
Drilling Notes: 2 in. x 7 in. Field Vane					

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel					Sand					Field Test						
								% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength							
0	2	S1	0.0			SW	Loose, brown well-graded SAND (SW), mps = 0.2 in., trace roots, wet							30	50	20								
	4				1.0		-FILL-																	
	3					SM	Loose, gray-brown mottled silty SAND (SM), mps = 0.02 in., trace roots, cinders, damp									85	15							
	5	14	2.0				-FILL-																	
					3.0																			
					4.0		Note: brown silty sand in auger cuttings from 3.0 to 4.0 ft. -Probable Original TOPSOIL-																	
5	4	S2	5.0			CL	Stiff, gray lean CLAY (CL), occasional sand partings, damp								5	95	N	M	M					
	5																							
	9																							
	11	24	7.0				-MARINE DEPOSITS-																	
10	3	S3	10.0			CL	Medium stiff, gray lean CLAY (CL), occasional sand partings, wet								5	95	N	M	M					
	3																							
	2																							
	2	24	12.0				-MARINE DEPOSITS-																	
15	WOR	FV1	15.0-15.6				FV1 from 15.0 to 15.6 ft. = 10/5 r. lb., Su = 370 psf																	
	WOR	S4	15.0			CL	Soft, gray lean CLAY (CL), wet								100	N	M	M						
	WOR																							
	WOR	24	17.0				-MARINE DEPOSITS-																	
20	WOR	S5	20.0			CL	Soft, gray lean CLAY (CL), frequent sand partings to seams, wet								10	90	N	M	M					
	WOR																							
	WOR																							
	WOR	24	22.0				-MARINE DEPOSITS-																	
25	WOR	S6	25.0			CL	Soft, gray lean CLAY (CL), 0.5 in. seam of gray-brown clay at 26.0 ft., wet								100	N	M	M						
	WOR																							
	WOR																							
	WOR	24	27.0				-MARINE DEPOSITS-																	

Water Level Data						Sample ID				Well Diagram				Summary					
Date	Time	Elapsed Time (hr.)	Depth in feet to:			O	T	U	S	G	<input type="checkbox"/> Riser Pipe	<input type="checkbox"/> Screen	<input checked="" type="checkbox"/> Filter Sand	<input checked="" type="checkbox"/> Cuttings	<input type="checkbox"/> Grout	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Bentonite Seal	Overburden (Linear ft.)	50.0
			Bottom of Casing	Bottom of Hole	Water													Rock Cored (Linear ft.)	-
4/8/05	0829		-	15.0	4.5												BORING NO.	BZ	
Field Tests		Dilatancy: R - Rapid S - Slow N - None				Plasticity: N - Nonplastic L - Low M - Medium H - High				Toughness: L - Low M - Medium H - High				Dry Strength: N - None L - Low M - Medium H - High V - Very High					
*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.																			
NOTE: Soft identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.																			

NC.

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand			Field Test					
								% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength	
30	WOR	FV2	30.0 to 30.6				FV2 from 30.0 to 30.6 ft. = 10/5 ft. lbs., Su = 370 psf											
	WOR	S7	30.0			CL	Soft, gray lean CLAY (CL), wet							100	N	M	M	
	WOR						MARINE DEPOSITS-											
	WOR	24	32.0				Begin rod probe at 32.0 ft.											
							Depth											
							Blow Counts											
							32.0-33.0 ft.											
							Hydraulic Push											
							33.0-34.0 ft.											
							Hydraulic Push											
35							34.0-35.0 ft.											
							Hydraulic Push											
							35.0-36.0 ft.											
							Hydraulic Push											
							36.0-37.0 ft.											
							Hydraulic Push											
							37.0-38.0 ft.											
							Hydraulic Push											
							38.0-39.0 ft.											
							Hydraulic Push											
40							39.0-40.0											
							Hydraulic Push											
							40.0-41.0 ft.											
							Hydraulic Push											
							41.0-42.0 ft.											
							Hydraulic Push											
							42.0-43.0 ft.											
							Hydraulic Push											
							43.0-44.0 ft.											
							Hydraulic Push											
45							44.0-45.0											
							Hydraulic Push											
							45.0-46.0 ft.											
							Hydraulic Push											
							46.0-47.0 ft.											
							Hydraulic Push											
							47.0-48.0 ft.											
							Hydraulic Push											
							48.0-49.0 ft.											
							Hydraulic Push											
50							49.0-50.0 ft.											
							Hydraulic Push											
							Bottom of exploration at 50.0 ft. below ground surface											
							No refusal											
55																		
60																		
65																		
70																		

NOTES:

FILE NO.

04435

BORING NO.

B2

NOTE: Maximum blow count determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual manual methods of the USCS by Sebago Technik Inc.

PROJECT	PROPOSED BUILDING, WICKES LUMBER	STI JOB NO.	04435
LOCATION	238 RIVERSIDE STREET, PORTLAND, MAINE	PROJECT MGR.	S. DOE
CLIENT	BRADCO SUPPLY CORP.	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	4/8/2005
DRILLER	B. ENOS	DATE FINISHED	4/8/2005

Elevation	ft.	Datum	NGVD 1929	Boring Location	See Plan			
Item	Casing	Sampler	Core Barrel	Rig Make & Model	Mobile B47	Hammer Type	Drilling Mud	Casing Advance
Type	HSA	SS		<input type="checkbox"/> Truck <input type="checkbox"/> Tripod	<input type="checkbox"/> Cat-Head <input type="checkbox"/> Winch	<input type="checkbox"/> Safety <input type="checkbox"/> Doughnut <input type="checkbox"/> Automatic	<input type="checkbox"/> Bentonite <input type="checkbox"/> Polymer <input type="checkbox"/> None	Type Method Depth
Inside Diameter (in.)	2.5	1.375		<input type="checkbox"/> ATV <input type="checkbox"/> Geoprobe	<input type="checkbox"/> Roller Bit <input type="checkbox"/> Cutting Head			HSA/Spin/50.0 ft.
Hammer Weight (lb.)		140		<input checked="" type="checkbox"/> Track <input type="checkbox"/> Air Track				
Hammer Fall (in.)		30		<input type="checkbox"/> Skid <input type="checkbox"/> Trailer		Drilling Notes: 2 in. x 7 in. Field Vane		

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel					Sand					Field Test			
								% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength				
0	3	S1	0.0			SW	Medium dense, brown well-graded SAND (SW), mps = 0.25 in., wet		5	40	30	15	10								
	50/1	3	1.6				Note: probable gravel and/or cobbles														
					2.7		-FILL-														
5	8	S2	5.0			CL	Stiff, gray-brown mottled lean CLAY (CL), occasional sand partings, damp						5	95	N	M	M				
	8				6.4																
	8					CL	Stiff, gray lean CLAY (CL), occasional sand partings, wet						5	95	N	M	M				
	6	24	7.0																		
							-MARINE DEPOSITS-														
10	4	S3	10.0			CL	Medium stiff, gray lean CLAY (CL), occasional sand partings, wet						5	95	N	M	M				
	3																				
	2																				
	3	24	12.0																		
							-MARINE DEPOSITS-														
15	WOR	FV1	15.0-15.6				FV1 from 15.0 to 15.6 ft. = 10/5 ft. lb., Su = 370 psf														
	WOR	S4	15.0			CL	Soft, gray lean CLAY (CL), wet							100	N	M	M				
	WOR																				
	WOH	12	17.0																		
							-MARINE DEPOSITS-														
20	WOR	S5	20.0			CL	Soft, gray lean CLAY (CL), wet							100	N	M	M				
	WOH																				
	WOH																				
	WOH	24	22.0																		
							-MARINE DEPOSITS-														
25	WOR	S6	25.0			CL	Soft, gray lean CLAY (CL), wet							100	N	M	M				
	WOR																				
	WOR																				
	WOR	24	27.0																		
							-MARINE DEPOSITS-														

Water Level Data					Sample ID			Well Diagram			Summary										
Date	Time	Elapsed Time (hr.)	Depth in feet to:			O	T	U	S	G	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overburden (Linear ft.)	50.0
			Bottom of Casing	Bottom of Hole	Water																
4/8/05	1400		--	16.0	13.2						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of Samples	7S	
BORING NO.																B3					

Field Tests Dilatancy: R - Rapid S - Slow N - None Toughness: L - Low M - Medium H - High Plasticity: N - Nonplastic L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

\*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.  
NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

TEST BORING REPORT

B3

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Page 2 of 2

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand		Field Test						
								% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength	
30	WOR	S7	30.0				Attempted FV at 30.0 ft - obstruction in augers - probable gravel											
	WOR					CL	Very soft, gray lean CLAY (CL), wet						100	N	M			
	WOR						MARINE DEPOSITS											
	WOR	24	32.0				Begin rod probe at 32.0 ft.											
							Depth	Blow Counts										
							32.0-33.0 ft.	Hydraulic Push										
							33.0-34.0 ft.	Hydraulic Push										
35							34.0-35.0 ft.	Hydraulic Push										
							35.0-36.0 ft.	Hydraulic Push										
							36.0-37.0 ft.	Hydraulic Push										
							37.0-38.0 ft.	Hydraulic Push										
							38.0-39.0 ft.	Hydraulic Push										
40							39.0-40.0	Hydraulic Push										
							40.0-41.0 ft.	Hydraulic Push										
							41.0-42.0 ft.	Hydraulic Push										
							42.0-43.0 ft.	Hydraulic Push										
							43.0-44.0 ft.	Hydraulic Push										
45							44.0-45.0	Hydraulic Push										
							45.0-46.0 ft.	Hydraulic Push										
							46.0-47.0 ft.	Hydraulic Push										
							47.0-48.0 ft.	Hydraulic Push										
							48.0-49.0 ft.	Hydraulic Push										
50							49.0-50.0 ft.	Hydraulic Push										
							Bottom of exploration at 50.0 ft. below ground surface											
							No refusal											
55																		
60																		
65																		
70																		

TES: FILE NO. 04435 BORING NO. B3

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

PROJECT	PROPOSED BUILDING, WICKES LUMBER	STI JOB NO.	04435
LOCATION	238 RIVERSIDE STREET, PORTLAND, MAINE	PROJECT MGR.	S. DOE
CLIENT	BRADCO SUPPLY CORP.	FIELD REP.	K. STEPHENSON
CONTRACTOR	MAINE TEST BORINGS, INC.	DATE STARTED	4/7/2005
DRILLER	B. ENOS	DATE FINISHED	4/7/2005

Elevation	ft	Datum	NGVD 1929	Boring Location	See Plan
Item	Casing	Sampler	Core Barrel	Rig Make & Model	Mobile B47
Type	HSA	SS		<input type="checkbox"/> Truck <input type="checkbox"/> Tripod <input type="checkbox"/> Cat-Head <input type="checkbox"/> ATV <input type="checkbox"/> Geoprobe <input checked="" type="checkbox"/> Winch <input type="checkbox"/> Roller Bit <input checked="" type="checkbox"/> Cutting Head	<input type="checkbox"/> Safety <input checked="" type="checkbox"/> Doughnut <input type="checkbox"/> Automatic
Inside Diameter (in.)	2.5	1.375			<input type="checkbox"/> Bentonite <input type="checkbox"/> Polymer <input checked="" type="checkbox"/> None
Hammer Weight (lb.)		140			HSA/Spin/50.0 ft.
Hammer Fall (in.)		30			Drilling Notes: 2 in. x 7 in. Field Vane

Depth (ft.)	Sampler No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel					Sand					Field Test		
							% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength			
0	15 14 8 3	S1	0.0		SW	Medium dense, brown well-graded SAND with silt (SW), mps = 0.25 in., wet Note: probably pushed gravel- brown sand with gravel in auger cuttings from 0.0 to 3.0 ft.		5	30	30	25	10							
				3.0		-FILL-													
5	6 9 10 14	S2	5.0		CL	Very stiff, gray-brown mottled lean CLAY (CL), frequent sand partings, damp						10	90	N	M	M			
						-MARINE DEPOSITS-													
10	5 5 5 4	S3	10.0		CL	Very stiff, gray-brown mottled lean CLAY (CL), frequent sand partings, wet						5	95	N	M	M			
				10.8	CL	Stiff, gray lean CLAY (CL), occasional sand partings, wet						10	90	N	M	M			
						-MARINE DEPOSITS-													
15	WOR WOR WOR WOH	FV1 S4	15.2-15.8 15.0		CL	FV1 from 15.2 to 15.8 ft. = 20/5 ft. lb., Su = 740 psf Medium stiff, gray lean CLAY (CL), wet							100	N	M	M			
						-MARINE DEPOSITS-													
20	WOR WOR WOR WOR	S5	20.0		CL	Medium stiff, gray lean CLAY (CL), wet							100	N	M	M			
						-MARINE DEPOSITS-													
25	WOR WOR WOR WOR	S6	25.0		CL	Medium stiff, gray lean CLAY (CL), wet							100	N	M	M			
						-MARINE DEPOSITS-													
30																			

Water Level Data				Sample ID		Well Diagram		Summary									
Date	Time	Elapsed Time (hr.)	Depth in feet to:			O	T	U	S	G	1	2	3	4	5	6	7
			Bottom of Casing	Bottom of Hole	Water	Open End Rod	Thin Wall Tube	Undisturbed Sample	Split Spoon Sample	Geoprobe	Riser Pipe	Screen	Filter Sand	Cuttings	Grout	Concrete	Bentonite Seal
4/7/2005	1825		--	14.5	5.0												
											Overburden (Linear ft.)		50.0				
											Rock Cored (Linear ft.)		--				
											Number of Samples		7S				
											BORING NO.		B4				

Field Tests Dilatancy: R - Rapid S - Slow N - None Plasticity: N - Nonplastic L - Low M - Medium H - High  
 Toughness: L - Low M - Medium H - High Dry Strength: N - None L - Low M - Medium H - High V - Very High

\*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.  
 NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand			Field Test						
								% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength		
30	WOR	S7	30.0				FVZ from 30.0 to 30.6 ft. = 7/3 ft. @, Su = 250 psf												
	WOR	-				CL	Soft, gray lean CLAY (CL), wet						100	nt	nt	nt			
	WOR	24	32.0				Begin rod probe at 32.0 ft.												
							Depth	Blow Counts											
							32.0-33.0 ft.	Hydraulic Push											
							33.0-34.0 ft.	Hydraulic Push											
35							34.0-35.0 ft.	Hydraulic Push											
							35.0-36.0 ft.	Hydraulic Push											
							36.0-37.0 ft.	Hydraulic Push											
							37.0-38.0 ft.	Hydraulic Push											
							38.0-39.0 ft.	Hydraulic Push											
40							39.0-40.0	Hydraulic Push											
							40.0-41.0 ft.	Hydraulic Push											
							41.0-42.0 ft.	Hydraulic Push											
							42.0-43.0 ft.	Hydraulic Push											
							43.0-44.0 ft.	Hydraulic Push											
45							44.0-45.0	Hydraulic Push											
							45.0-46.0 ft.	Hydraulic Push											
							46.0-47.0 ft.	Hydraulic Push											
							47.0-48.0 ft.	Hydraulic Push											
							48.0-49.0 ft.	Hydraulic Push											
50							49.0-50.0 ft.	Hydraulic Push											
							Bottom of exploration at 50.0 ft. below ground surface												
							No refusal												

NOTES

(FILE NO

04435

BORING NO.

B4

\*NOTE Maximum Particle Size is determined by direct observation within the limitations of sampler size.  
NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

PROJECT: PROPOSED BUILDING, WICKES LUMBER  
 LOCATION: 238 RIVERSIDE STREET, PORTLAND, MAINE  
 CLIENT: BRADCO SUPPLY CORP.  
 CONTRACTOR: MAINE TEST BORINGS, INC.  
 DRILLER: B. ENOS

STI JOB NO. 04435  
 PROJECT MGR. S. DOE  
 FIELD REP. K. STEPHENSON  
 DATE STARTED 4/8/2005  
 DATE FINISHED 4/8/2005

Elevation	ft.	Datum	NGVD 1929	Boring Location	See Plan
Item	Casing	Sampler	Core Barrel	Rig Make & Model	Mobile B47
Type	HSA	SS		<input type="checkbox"/> Truck <input type="checkbox"/> Tripod	<input type="checkbox"/> Cat-Head
Inside Diameter (in.)	2.5	1.375		<input type="checkbox"/> ATV <input type="checkbox"/> Geoprobe	<input checked="" type="checkbox"/> Winch
Hammer Weight (lb.)		140		<input checked="" type="checkbox"/> Track <input type="checkbox"/> Air Track	<input type="checkbox"/> Roller Bit
Hammer Fall (in.)		30		<input type="checkbox"/> Skid <input type="checkbox"/> Trailer	<input checked="" type="checkbox"/> Cutting Head
Drilling Notes: 2 in. x 7 in. Field Vane					

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density/consistency, color, GROUP NAME & SYMBOL, maximum particle size*, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand		Field Test					
								% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength
0	9	S1	0.0			SM	Medium dense, gray-brown silty SAND with gravel (SM), mps = 1.38 in., wet	10	10	10	5	50	15				
	10				0.6	SW	Medium dense, brown well-graded SAND (SW), mps = 1.0 in., damp	5	5	40	30	15	5				
	9	14	2.0		2.5		-FILL- Note: brown sand in auger cuttings at 2.5 ft.										
5	6	S2	5.0			SW	Loose, brown well-graded SAND (SW), mps = 0.2 in., wet			50	40	10					
	4				5.6	CL	Medium stiff, gray lean CLAY (CL), occasional sand partings, wet					5	95	N	M	M	
	4						-MARINE DEPOSITS-										
	6	20	7.0														
10	4	FV1	10.0-10.6				FV1 from 10.0 to 10.6 ft. = 35/15 ft. lb., Su = 1,300 psf										
	5	S3	10.0				Note: vane probable binding on sand										
	6					CL	Stiff, gray lean CLAY (CL), medium to fine sand lenses from 10.0 to 10.5 ft., occasional sand partings, wet					10	90	N	M	M	
	7	24	12.0				-MARINE DEPOSITS-										
15	WOH	FV2	15.0-15.6				FV2 from 15.0 to 15.6 ft. = 7/3 ft. lb., Su = 260 psf										
	WOH	S4	15.0			CL	Soft, gray lean CLAY (CL), occasional sand partings, wet					5	95	N	M	M	
	WOH						-MARINE DEPOSITS-										
	1	12	17.0														
20	WOR	S5	20.0			CL	Soft, gray lean CLAY (CL), occasional sand partings, wet					5	95	N	M	M	
	WOR						-MARINE DEPOSITS-										
	WOR																
	WOR	24	22.0														
25	WOR	S6	25.0			CL	Soft, gray lean CLAY (CL), wet					100	N	M	M		
	WOR						-MARINE DEPOSITS-										
	WOR																
	WOR	24	27.0														

Water Level Data						Sample ID		Well Diagram		Summary		
Date	Time	Elapsed Time (hr.)	Depth in feet to:			O	T	U	S	G	Overburden (Linear ft.)	
			Bottom of Casing	Bottom of Hole	Water	Open End Rod <td>Thin Wall Tube <td>Undisturbed Sample <td>Split Spoon Sample <td>Geoprobe <td>Rock Cored (Linear ft.)</td> </td></td></td></td>	Thin Wall Tube <td>Undisturbed Sample <td>Split Spoon Sample <td>Geoprobe <td>Rock Cored (Linear ft.)</td> </td></td></td>	Undisturbed Sample <td>Split Spoon Sample <td>Geoprobe <td>Rock Cored (Linear ft.)</td> </td></td>	Split Spoon Sample <td>Geoprobe <td>Rock Cored (Linear ft.)</td> </td>	Geoprobe <td>Rock Cored (Linear ft.)</td>	Rock Cored (Linear ft.)	
4/8/2005	1145		--	4.2	2.0						7.5	
											BORING NO.	B5

Field Tests: Dilatancy: R - Rapid S - Slow N - None  
 Toughness: L - Low M - Medium H - High  
 Plasticity: N - Nonplastic L - Low M - Medium H - High  
 Dry Strength: N - None L - Low M - Medium H - High V - Very High

\*NOTE: Maximum Particle Size is determined by direct observation within the limitations of sampler size.

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.

Depth (ft.)	Sampler Blows per 6 in.	Sample No. & Recovery (in.)	Sample Depth (ft.)	Well Diagram	Stratum Change (ft.)	USCS Symbol	Visual-Manual Identification & Description (density, consistency, color, GROUP NAME & SYMBOL, maximum particle size, structure, odor, moisture, optional descriptions, geologic interpretation)	Gravel		Sand			Field Test						
								% Coarse	% Fine	% Coarse	% Medium	% Fine	% Fines	Dilatancy	Toughness	Plasticity	Strength		
30	WOR	FV3	30.0-30.6				FV3 from 30.0 to 30.6 ft = 5/5 ft. lb., Su = 190 psf												
	WOR	S7	30.0			CL	Soft, gray lean CLAY (CL), wet												
	WOR						MARINE DEPOSITS-												
	WOR	24	32.0				Begin rod probe at 32.0 ft.												
							Depth Blow Counts												
							32.0-33.0 ft. Hydraulic Push												
							33.0-34.0 ft. Hydraulic Push												
35							34.0-35.0 ft. Hydraulic Push												
							35.0-36.0 ft. Hydraulic Push												
							36.0-37.0 ft. Hydraulic Push												
							37.0-38.0 ft. Hydraulic Push												
							38.0-39.0 ft. Hydraulic Push												
40							39.0-40.0 ft. Hydraulic Push												
							40.0-41.0 ft. Hydraulic Push												
							41.0-42.0 ft. Hydraulic Push												
							42.0-43.0 ft. Hydraulic Push												
							43.0-44.0 ft. Hydraulic Push												
45							44.0-45.0 ft. Hydraulic Push												
							45.0-46.0 ft. Hydraulic Push												
							46.0-47.0 ft. Hydraulic Push												
							47.0-48.0 ft. Hydraulic Push												
							48.0-49.0 ft. Hydraulic Push												
50							49.0-50.0 ft. Hydraulic Push												
							50.0-51.0 ft. Hydraulic Push												
							51.0-52.0 ft. Hydraulic Push												
							52.0-53.0 ft. Hydraulic Push												
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55							54.0-55.0 ft. Hydraulic Push												
							55.0-56.0 ft. Hydraulic Push												
							56.0-57.0 ft. Hydraulic Push												
							57.0-58.0 ft. Hydraulic Push												
							58.0-59.0 ft. Hydraulic Push												
60							59.0-60.0 ft. Hydraulic Push												
							60.0-61.0 ft. Hydraulic Push												
							61.0-62.0 ft. Hydraulic Push												
							62.0-63.0 ft. Hydraulic Push												
							63.0-64.0 ft. Hydraulic Push												
65							64.0-65.0 ft. Hydraulic Push												
							65.0-66.0 ft. Hydraulic Push												
							66.0-67.0 ft. Hydraulic Push												
							67.0-68.0 ft. Hydraulic Push												
							68.0-69.0 ft. Hydraulic Push												
70							69.0-70.0 ft. Hydraulic Push												
							Bottom of exploration at 70.0 ft. below gr. surface-No refusal												

NOTES:

FILE NO. 04475 BORING NO. B5

NOTE: Soil identifications based on visual-manual methods of the USCS system as practiced by Sebago Technics, Inc.



# Abstract of the Will of

Anna R. Young

## STATE OF MAINE

CUMBERLAND, ss.

PORTLAND, September 20,

Probate Court,

A. D. 19 60

I, HENRY A. PEABODY,

Register of the Probate Court in and for said County,

hereby certify that the last Will and Testament of Anna R. Young late of Portland in said County,

deceased, was proved, approved and allowed by the Judge of Probate for said County

at Court held at Portland on the twentieth day of September A. D. 19 60; and that the following is a true copy of said Will as devised Real Estate in the County of Cumberland.

Second- All the mat, residue and remainder of my estate I give, bequeath and devise unto JAMES F. LEWIS and DELLA K. LEWIS, to them and their heirs and assigns forever.

Third- I hereby nominate JAMES F. LEWIS to be the Executor of this, my last Will and Testament, to serve without bonds.

Witness, my hand and the Seal of the Probate Court for said County of Cumberland.

day and year first above written.

Henry A. Peabody

Register.

court Seal.

Received September 26, 19 60, at 10 o'clock- m. M., and recorded according to the original.

Court.  
g 60  
County,  
ter,

19 60;  
erland.

lx

Seal.  
ginal.

122

IN WITNESS WHEREOF, I have hereunto set my hand  
and affixed my official seal the day and year aforesaid.

*Fabrice E. D...  
Notary Public*



OCT 13 1960  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 10 H 53 M AM, and recorded in  
BOOK 2568 PAGE 117 *Sewal P. J...* Register

Lewis  
&  
--  
Afft

I, Robert R. Lewis, of Portland in the County of Cumberland, State of  
Maine, first being duly sworn, do declare and say:

1. That I am the surviving widower of Della K. Lewis, late of Portland,  
who deceased on July 16, 1960 without leaving a will.
2. That at the time of her decease she was survived by James F. Lewis  
of said Portland, and Robert L. Lewis of Union, New Jersey, her children and  
her sole surviving heirs.

Dated at Portland, this 5<sup>th</sup> day of Aug., A. D. 1960.

*Robert R. Lewis*

STATE OF MAINE

Cumberland, ss.

Aug. 5 1960.

Personally appeared the above-named Robert R. Lewis and made oath that  
the above statements by him made are true.

before me,

*[Signature]*  
Justice of the Peace

OCT 13 1960  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 11 H 47 M AM, and recorded in  
BOOK 2568 PAGE 122 *Sewal P. J...* Register

**PM Construction Co., Inc.**

19 Industrial Park Road  
PO Box 728  
Saco, Maine 04072  
(207) 282-7697  
(207) 283-4549 Fax



DATE: 02/07/06

JOB #: 05-1-117

RE: Bradco/Wickes Lumber 238 Riverside

TO: Mike Nugent  
City of Portland  
Planning and Development Department

**WE ARE SENDING YOU:**     Attached     Under separate cover via \_\_\_\_\_ the following:  
 Shop drawings     Prints     Plans     Samples     Specifications  
 copy of letter     Change order     Other \_\_\_\_\_

COPIES	DATE	DESCRIPTION
1	04/20/05	Sebago Technics Report on Subsurface and Foundation Investigation

**THESE ARE TRANSMITTED as checked below:**

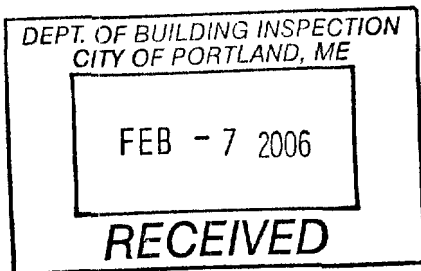
For approval     Approved as submitted     Resubmit \_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_     Return prints after use  
 **FOR BIDS DUE** \_\_\_\_\_

**REMARKS:**

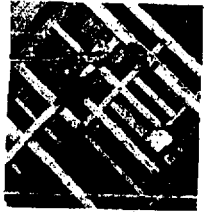
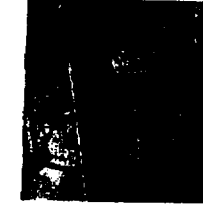
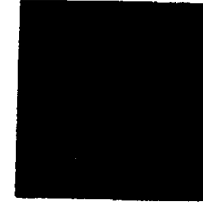
Attached is the Geotechnical Report for the Bradco/Wickes building permit. Please let me know if you need anything else.

Thanks,  
Laura

copy to:



Signed:   
Laura J. Turney



# AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.

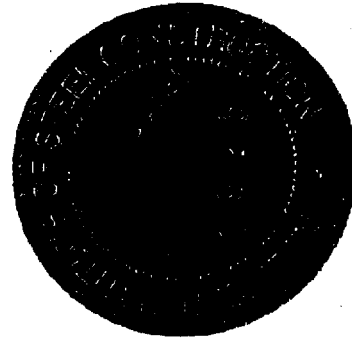
## AISC Fabricator Certification Program

### *Chief Buildings*

### *Grand Island, NE*

*Has met the requirements for certification in the following programs*

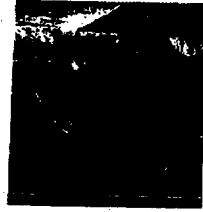
### **Category MB, Metal Building Systems**



**May 2006**

President, American Institute of Steel Construction, Inc.

Certification valid through the last day of this month





3942 Old West Highway 30  
 PO. Box 2078  
 Grand Island, Nebraska 68802-2078  
 Phone 308/389-7200 - Fax 308/389 7221

January 19, 2006

**Re:** Chief Order No. CO84705 (Revised)  
 Description: **RFM (178'1130') x 200'x 17.5'**  
 Builders Name: Bradco Supply Corporation  
 Building Owners Name: Bradco / Wickes Lumber  
 Jobsite City, State: Portland, ME

Gentlemen:

Please accept this letter as certification that the Chief components, produced by an AISC certified manufacturer, for the above described project to be furnished to Bradco Supply Corporation, Portland, ME, have been designed for the following criteria as specified by Purchaser in the order documents:

<b>MBMA Occupancy Category</b>	<b>Standard Buildings</b>	<b>Seismic</b>	
Roof Live Load (Tributary Area Reduction Not Allowed)	20 psf	S <sub>1</sub>	37.3%
Collateral Load	5 psf for Building "A"	S <sub>1</sub>	10.0%
Ground Snow Load (P <sub>g</sub> )	50 psf	Seismic Importance Factor	1.00
Exposure Factor (C <sub>e</sub> )	1.0	Use Group	I
Thermal Factor (C <sub>t</sub> )	1.0	Design Category	D
Importance Factor (I)	1.0	Site Class	E
Flat Roof Snow Load (P <sub>f</sub> )	35.0 psf	Seismic Resisting System	Ordinary Steel Moment Frames (R=3.5)
Design Roof Snow Load	35.0 psf	S <sub>es</sub>	0.524
Building Enclosure	Enclosed	S <sub>01</sub>	0.233
Wind Speed	94mph	Analysis Procedure	ELF
Exposure Category	0	Base Shear	93439 lbs.
Importance Factor (I)	1.00	Other Loads:	N/A
Wind Pressure (q)	13.46 psf		

and applied in accordance with the IBC 2003 Building Code and Section 7.3 of ASCE 7-02.

The design of Chief structural steel components is in accordance with the provisions of the 9th edition of AISC and the NASPEC 2001 AISI Standard.

These Chief components as supplied, when properly erected as furnished, on an adequate foundation, will meet the loading requirements supplied to Chief by Purchaser in accordance with good engineering practices.

This certification does not cover field modifications nor does it cover materials furnished by someone other than Chief Industries, Inc.; nor the connection between Chief components and those manufactured or supplied by someone other than Chief industries, Inc.

Certified Chief design and detailing facilities: Grand Island, NE and Janesville, WI. Certified Chief Fabrication facilities: Grand Island, NE and Remondino, IN. Non-Certified facilities: **None Other Certified**  
 Fabrication Facilities: None

Sincerely,

Gary L. Schumacher, P.E.  
 Engineering Manager  
 Chief Industries, Inc. - Buildings Division  
 GS/md





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04 101

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

FROM: Gary L. Schumacher

RE: Certificate of Design

DATE: 1-19-2006

These Erection drawings Provided By Chief Buildings  
Covering the Building are:

Bradco-Wickes Lumber Project C084705

Located in Portland, ME

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



Signature: Gary Schumacher

Title: Engineering Manager

Firm: Chief Buildings

Address: 3942 Old West Hwy #30  
Grand Island, ME  
68803

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.

Todd Pikop Project Manager  
3942 Old West Highway 30  
P.O. Box 2078  
Grand Island, NE 68802-2078  
Phone: (308)389-7225  
Fax: (308)389-7207



# Fax

To: Mike Nugent From: Todd Pikop

Fax: (207) 756-8090 Pages: 5 (including cover page)

Phone: Date: 1/19/2006

Re: Requested information copy: \_\_\_\_\_

Urgent  For Review  Please Comment  Please Reply

Laura,

Attached is the remaining information that you requested for the Bradco/Wickes Lumber project in Portland, ME. Let me know if you need anything else. Thank you

Todd Pikop

***We Engineer Relationships.***

FROM DESIGNER: CHIEF INDUSTRIES INC. - BLOGS. DIVISION  
 DATE: 1-10-06 SAMY ASSAAD / GARY SCHUMACHER  
 Job Name: BRASSO SUPPLY / QUICKS LUMBER  
 Address of Construction: \_\_\_\_\_

**2003 International Building Code**

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

Building Code and Year IBC 2003 Use Group Classification(s) S-1

Type of Construction Pre-Engineered Metal Building

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

Is the Structure mixed use? N If yes, separated or non separated (see Section 302.3) \_\_\_\_\_

Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

**STRUCTURAL DESIGN CALCULATIONS**

Submitted for all structural members (1001.1, 1001.7)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)**

Uniformly distributed floor live loads (703.1.1, 1807)

Floor Area Use	Loads Shown
_____	_____
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____

- N Live load reduction (1003.1.7, 1807.8, 1807.10)
- 20 Roof live loads (1003.1.2, 1807.11)
- Roof snow loads (703.7.3, 1808)
- 50 Ground snow load,  $P_g$  (1808.2)
- 35 If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1808.6)
- 1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1808.5.1)
- 1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1804.8)
- 1.0 Roof thermal factor,  $C_t$  (Table 1808.3.2)
- 35 Sloped roof snowload,  $P_s$  (1808.4)

**Wind loads (1803.1.4, 1808)**

Sec (6) ASCE 7 Design option utilized (1803.1.7, 1809.5)  
94 Basic wind speed (1809.3)  
1.00 Building category and wind importance factor,  $K_w$  (Table 1804.5, 1809.5)  
B Wind exposure category (1809.4)  
0.18 Internal pressure coefficient (ASCE 7)  
Walls - 17.9 psf  
Roof - 40.1 psf  
13.46 psf Component and cladding pressures (1809.1.1, 1809.5.2.2)  
 Main force wind pressures (703.1.1, 1809.5.2.1)

- D Seismic design category (1818.8)
- OSMF Seismic force-resisting system (Table 1817.8.2)
- R=3.5 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1817.8.3)
- ELF Analysis procedure (1818.6, 1817.5)
- 81566\* Design base shear (1817A, 1817.8.1)

**Earthquake design data (1803.1.5, 1814-1823)**

ELF Design option utilized (1814.1)  
I Seismic use group ("Category") (Table 1804.5, 1814.2)  
.524, .233 Spectral response coefficients,  $S_s$  &  $S_1$  (1815.1)  
E Site class (1815.1.8)

- Ø Flood loads (1803.1.8, 1817)  
 Flood hazard area (1812.3)  
 Elevation of structure
- Other loads  
N Concentrated loads (1807.4)  
N Partition loads (1807.5)  
N Impact loads (1807.8)  
N Misc. loads (Table 1807.6, 1807.8.1, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404)



**SRG ENGINEERING, INC.**  
CONSULTING STRUCTURAL ENGINEERS

---

FACSIMILE TRANSMITTAL SHEET

---

TO. <b>Laura</b>	FROM, <b>Steven Grant, P.E.</b>
COMPANY <b>PM Construction, Inc.</b>	DATE <b>1/3/2006</b>
PHONE NUMBER, <b>207-282-7697</b>	TOTAL NO. OF PAGES INCLUDING COVER <b>9</b>
FAX NUMBER: <b>207-283-4549</b>	SENDER'S REFERENCE NUMBER: <b>05-038</b>
RE <b>Bradco/Wickes</b>	YOUR REFERENCE NUMBER.

URGENT     FOR YOUR FILES     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

NOTES/COMMENTS:


Hi Laura,

Here are the **City** required forms as requested. **2** copies are in the mail.

Please call should **you have questions.**

Thank **you for** using **SRG Engineering.**

Sincerely,



Steven R. Grant, President

C: Mike Nugent at fax# 874-8716 on 1/03/06

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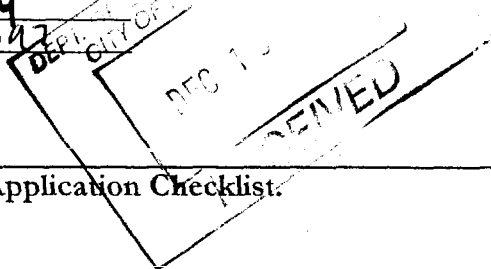
PO BOX 925 52 BLUEBERRY LANE GRAY ME 04039 TEL:(207)-657-7323 FAX:(207)-657-7342  
THIS FAX IS INTENDED FOR THE RECIPIENT INDICATED. PLEASE CONTACT US SHOULD  
THE RECIPIENT NOT RECEIVE THE ENTIRE DOCUMENT(S) TRANSMITTED.



# 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: 238 Riverside St, Portland, ME 04104		
Total Square Footage of Proposed Structure 30,791 sq ft	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 316 Block# B Lot# 002	Owner: Bradco Supply Corp 13 Production Way AVENEL, NJ 07001	Telephone: 732-382-3460
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Bradco Supply / Wickes Lumber 238 Riverside Street Portland, ME 04103 (400) 522-5144	cost Of Work: \$1,298,000 Fee: \$11,772 11,703 C of O Fee: \$75
Current Specific use: <u>Storage yard</u> Proposed Specific use: <u>Building material storage</u>		
Project description: Construct new 31,000 sq ft +/- metal building for additional storage of building materials.		
Contractor's name, address & telephone: PM Construction Co., Inc (207) 282-7697 19 Industrial Park Rd, PO Box 728 SACO, ME 04072		
Who should we contact when the permit is ready: <u>Laura Turney</u>		
Mailing address: PO Box 728 SACO, ME 04072	Phone: <u>207-282-7697</u>	



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>Laura Turney</u>	Date: <u>12/19/05</u>
---	-----------------------

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



SRG Job#05-038

To: City of Portland Code Enforcement Department  
Attn: Mr. Mike Nugent

From: Steven R. Grant, President

Date: January 02, 2006

Subject: Bradco Supply Co./Wickes Lumber: Seismic Quality Assurance Plan

Project Location: 238 Riverside Street, Portland

---

Seismic resisting lateral support will be provided by Rigid Frames at Grids 2, 3, 4, 5, 6, 7 and 8; in addition to X-bracing frames at lines A and M between grids 2-3, 4-5, 6-7, 8-9. X-bracing will also be at lines 1 from B-B.5 and line 9 from B.5-C.

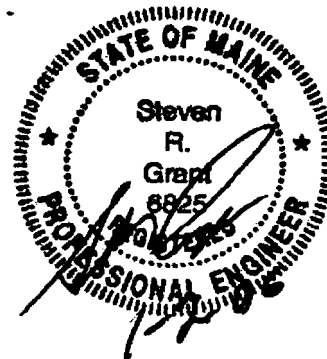
SRG Engineering has subcontracted with S.W.Cole Engineering (contact Craig Turcotte at 657-2866) a maximum of three (3) site visits to provide metal roof deck and structural steel connection review that include any diaphragm bracing at roof and walls, frame bolts, and anchor bolts. Bolts at moment connections will be checked for proper tension/torque and shear connections will be checked for all plies to be in firm contact per AISC. In addition, S.W.Cole Engineering has budgeted for a maximum of 15 site visits to field review subgrade, foundation reinforcing (footings/walls/piers), and anchor bolt placement. Site visits by S.W. Cole and SRG Engineering are planned to be on a limited basis throughout the construction of the foundation and building structure. In addition, SRG Engineering budgeted for a maximum of four (4) site visits to observe construction for conformance with contract documents as well.

We have asked that PM Construction notify SRG Engineering and S.W. Cole Engineering a minimum of 48 hours prior to all required site visits. SRG Engineering has also provided a copy of the attached check list to PM Construction for their use/reference.

Please call should you have questions.

Steven R. Grant, P.E.  
President

SRG:srg





**Structural Tests and Inspection Requirements For a Typical Pre-Engineered  
Metal Building Structure**  
(Per Chapter 17 of the 2003 International Building Code)

**Site and Fill Materials:**

- o Field observe **sub-grade** conditions prior to placement of any **fill** or concrete for foundations and slab
- o Field **sample and perform** laboratory test(s) on each soil **fill** material to be used
- o Observe placement and **perform compaction tests** on foundation and **sub-slab** fill materials
- o Review compliance to **soils report material**
- o Review lift thickness of **foundation and sub-slab backfill**

**Reinforcing:**

- o **G.C.** to submit reinforcing shop drawings for review prior to placement
- o **G.C.** to submit reinforcing and anchor bolt material certification sheet(s) for review
- o **Field** observe reinforcing at foundation walls for compliance with **size, grade, spacing, location, and embedment.**
- o Field observe reinforcing and/or **WWF** at **structural** slabs and **slabs-on-grade** for compliance with **size, grade, spacing, location, and embedment.**

**Formwork:**

- o Review formwork
- o Review form **removal** and re-shoring

**Concrete:**

- o **G.C.** to submit **all mix designs** to engineer for review a **minimum of 10 business days** before placement
- o **G.C.** to submit **all admixtures** to engineer for review a **minimum of 10 business days** before placement
- o **G.C.** to submit **material certification** of all slab dowels to engineer for review a **minimum of 10 business days** before placement
- o Review and observe field placement of all concrete: **footings, walls, slabs, etc...**
- o Review and observe curing **techniques** for footings, walls, and slabs
- o Field **test** concrete for slump, air, and temperature
- o Field **cast** four (4) cylinders for each placement to be **tested for strength**
- o **Field observe dowel size** and spacing for control and construction joints at walls and slab(s)

**Steel Fabrication: (Only for structural steel not fabricated by metal building manufacturer)**

- o Review and observe **steel** fabrication shop procedures

**Steel Construction:**

- o **G.C.** to provide material **certificates** for bolts, nuts, washers, and weld filler (if field welding is to be performed) material
- o Review field connections

**Steel Erection:**

- o **G.C.** to provide **welders certificate** for each person performing any field welding
- o Review primary **steel connections**
- o **Verify pre-tensioning** of slip-critical bolts (**hanger** and moment connections) by **certified** testing laboratory for proper bolt tension/torque.
- o Review moment **connections**
- o Review shear **connections**
- o Review **bracing connections**
- o Review wall girt connections
- o Review roof purlin **connections**
- o Review steel roof deck installation
- o Review wall siding **installation**

**G.C. NOTE: YOU MUST NOTIFY THE MATERIALS TESTING FIRM AND THE PROJECT SPECIAL INSPECTOR A MINIMUM OF 48 BUSINESS HOURS PRIOR TO SERVICE BEING PERFORMED TO ALLOW FOR PROPER SCHEDULING OF PERSONNEL**



# Statement of Special Inspections

Project: *WICKES LUMBER / BRACO SUPPLY CO.*

Location: *238 RIVERSIDE ST.*

Owner: *BRACO SUPPLY CORP*

Design Professional in Responsible Charge: *SRG ENGINEERING, INC / STEVEN R GRANT, P.E.*

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

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other: \_\_\_\_\_

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

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

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

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

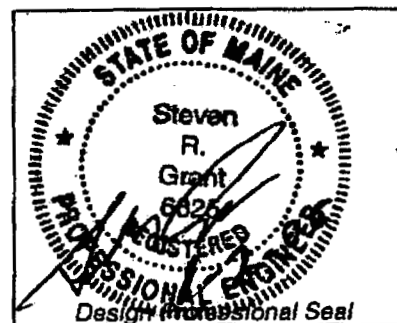
Interim Report Frequency

or  per attached schedule.

Prepared by:

*STEVEN R. GRANT, P.E.*

(type or print name)



*[Signature]*

Signature

*1-02-06*

Date

Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Signature

Date

# Schedule of Inspection and Testing Agencies

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

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

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator <i>STEVEN R. GRANT</i>	SRG ENGINEERING, INC. P.O. Box 925 GRAY, ME 04039	207-657-7323 <i>srge@srge.com</i>
2. Inspector	SRG ENGINEERING, INC. P.O. Box 925 GRAY, ME 04039	<i>— Same as Above —</i>
3. Inspector		
4. Testing Agency <i>S.W. COLZ ENG, INC</i>	<i>S.W. COLZ ENG, INC</i>	<i>286 PORTLAND RD GRAY, ME 04039 657-2866</i>
5. Testing Agency		<i>rdomingo@swcolz.com</i>
6. Other		

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

# Quality Assurance Plan

## Quality Assurance for Seismic Resistance

Seismic Design Category **D**

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

Description of seismic force resisting system and designated seismic systems:

*— SEE ATTACHED —*

## Quality Assurance for Wind Requirements

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

Wind Exposure Category **B**

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

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

*— SEE ATTACHED —*

## Statement of Responsibility

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

*CHIEF BUILDINGS MUST SUBMIT THIS  
(SEE PM CONSTRUCTION)*

# Qualifications of Inspectors and Testing Technicians

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

## Key for Minimum Qualifications of Inspection Agents:

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

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

### American Concrete Institute (ACI) Certification

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

### American Welding Society (AWS) Certification

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

### American Society of Non-Destructive Testing (ASNT) Certification

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

### International Code Council (ICC) Certification

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

### National Institute for Certification In Engineering Technologies (NICET)

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

### Exterior Design Institute (EDI) Certification

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

### Other



Sells and Foundations

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	(4) PE/GE	<p>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</p> <p>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</p>
2. Controlled Structural Fill	(4) PE/GE	<p>Perform sieve tests (ASTM 0422 &amp; D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</p> <p>Inspect placement, lift thickness and compaction of controlled fill.</p> <p>Test density of each lift of fill by nuclear methods (ASTM D2922)</p> <p>Verify extent and slope of fill placement.</p>
3. Deep Foundations  NA	PE/GE	<p><del>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</del></p> <p><del>Inspect piles for damage from driving and plumbness.</del></p> <p><del>Verify pile size, length and accessories.</del></p> <p><del>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</del></p>
1. Load Testing  NA		
4. Other:		

# Cast-in-Place Concrete

Item	Agency# (Qualif.)	Scope
1. Mix Design	(2) (4) ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification		
3. Reinforcement Installation	(4) ACZ-CCI ICC-RCSI	Inspect sue, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Post-Tensioning Operations	NA	Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	NA  AWS-CWI	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.
3. Anchor Rods	(4)	inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement	(4) ACI-CCZ ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
3. Sampling and Testing of Concrete	(4) ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASIMC231 or C173) and temperature (ASTM C1064).
7. Curing and Protection	ICC-RCSI	
0. Other:		

Structural Steel

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures Fabricator Exempt (CHIEF BUILDINGS)	AWS/AISC- SSI ICC-SWSI	Review shop fabrication and quality control procedures, <div style="text-align: center; font-size: 2em; border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">NA</div>
2. Material Certification	<div style="text-align: center; font-size: 2em; border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <span style="margin-right: 10px;">2</span> <span>4</span> </div> AWS/AISC- SSI ICC-SWSI	Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes
3. Open Web Steel Joists <div style="text-align: center; font-size: 2em; border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">NA</div>		Inspect installation, field welding and bridging of joists.
4. Bolting	<div style="text-align: center; font-size: 2em; border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div> AWS/AISC- SSI ICC-SWSI	Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.
5. Welding <div style="text-align: center; font-size: 2em; border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">NA</div>	AWS-CWI ASNT	Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between parses. Verify size and length of fillet welds. Ultrasonic testing of all full-penetration welds.
6. Shear Connectors <div style="text-align: center; font-size: 2em; border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">NA</div>	AWS/AISC- SSI ICC-SWSI	Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring rest all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.
7. Structural Details	<div style="text-align: center; font-size: 2em; border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <span style="margin-right: 10px;">2</span> <span>4</span> </div> PE/SE	steel frame for with structural drawings. bracing, or configuration and connection details.
8. Metal Deck e/roof	<div style="text-align: center; font-size: 2em; border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div> AWS-CWI	Inspect welding and side-lap fastening of metal roof and floor deck
9. Other:		

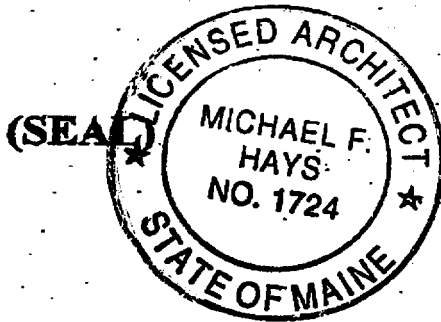


CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: GRANT HAYS ASSOCIATES/MICHAEL F. HAYS  
Address of Project: 235 RIVERSIDE, PORTLAND  
Nature of Project: WARE HOUSE STORAGE BUILDING  
BUILDING SUPPLIES -  
BRUNCO SUPPLY COMPANY

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.



Signature: Michael F. Hays  
Title: Principal  
Firm: GRANT HAYS ASSO  
Address: P.O. BOX 6179  
PORTSMOUTH ME 04105  
Phone: 207-871-5900

**NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.**

# GRANT HAYS ASSOCIATES

ARCHITECTURE • INTERIOR DESIGN

## MEMO

**DATE:** December 19, 2005  
**TO:** Lannie Dobson  
**FROM:** Mike Hays  
**RE:** Bradco storage Building  
**CC:** Laura Turney (PMC), file

---

Attached is the ADA/MHRA Certificate of design for your records. Please do not hesitate to *call* with any questions.

P.O. BOX 6179, FALMOUTH, MAINE 04105 ♦ (207) 871-5900, FAX (207) 871-9308

12/19/2005 MON 14:59 FAX 12072834549 PM CONSTRUCTION COMPANY

002/005

Job # 05-038



CITY OF PORTLAND  
BUILDING CODE  ARMBAUT  
389 Congress St., Room 315  
Portland, Maine 04101

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

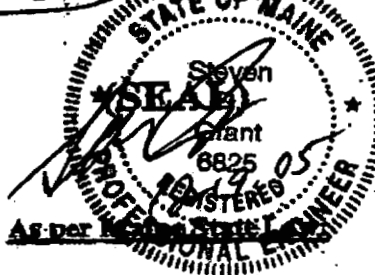
FROM: STEVEN R. GRANT, P.E.

RE: Certificate of Design

DATE: 12-19-05

<sup>Foundation</sup>  
These plans and / or specifications covering construction work on:  
BRADCO Supply Co. at 235 Riverside St.

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: *[Handwritten Signature]*

Title: President

Firm: SRG ENGINEERING, INC.  
P.O. Box 925  
GRAY, ME 04039

Address: \_\_\_\_\_

\$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.

12/19/2005 MON 14:59 FAX 12072834549 PM CONSTRUCTION COMPANY

002/005



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

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

FROM: STEVEN R. GRANT, P.E.

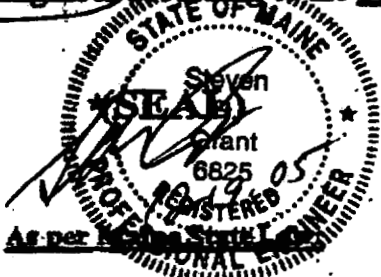
RE: Certificate of Design

DATE: 12-19-05

*Foundation*  
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*Bracco Supply Co. at 235 Riverside St.*

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: *[Handwritten Signature]*

Title: *President*

Firm: SRG ENGINEERING, INC.  
P.O. Box 925  
GRAY, ME 04039

Address:

\$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.

**SRG ENGINEERING, INC.**  
CONSULTING STRUCTURAL ENGINEERS

---

**FACSIMILE TRANSMITTAL SHEET**

---

<b>TO</b> <b>Mr. Mike Nugent</b> <b>Ms. Lannie Dobson</b>	<b>FROM</b> <b>Steven Grant, P.E.</b>
<b>COMPANY:</b> <b>City Portland, Code Enforcement</b>	<b>DATE:</b> <b>12/19/2005</b>
<b>PHONE NUMBER:</b> <b>874-8700</b>	<b>TOTAL NO OF PAGES INCLUDING COVER</b> <b>3</b>
<b>FAX NUMBER</b> <b>874-8716</b>	<b>SENDER'S REFERENCE NUMBER:</b> <b>05-038</b>
<b>RE.</b> <b>Bradco Supply Co.</b>	<b>YOUR REFERENCE NUMBER:</b>

---

URGENT   
  FOR REVIEW   
  PLEASE COMMENT   
  PLEASE REPLY   
  FOR YOUR USE

---

NOTES/COMMENTS:

Hi Mike/Lannie,

As requested, here *are* the forms requested for this project. Special inspection forms to be forwarded by end of this week.....I am still waiting for signed proposal by the project Owner.

Please call should you have any questions.

Best wishes, and happy holidays.

Sincerely,



Steven Grant, President

C: Dennis Waters at PATCO: Fax# 324-1643

---

PO BOX 925 52 BLUEBERRY LANE GRAY ME 04039 TEL:(207)-657-7323 FAX:(207)-657-7342  
 THIS FAX IS INTENDED FOR THE RECIPIENT INDICATED. PLEASE CONTACT US SHOULD  
 THE RECIPIENT NOT RECEIVE THE ENTIRE DOCUMENT(S) TRANSMITTED.



**From:** Marge Schmuckal  
**To:** Kandi Talbot  
**Date:** Tue, Sep 13, 2005 10:47 AM  
**Subject:** 238 Riverside Street -Wickes/Bradco

Kandi,

I have reviewed this project for compliance with the B-4 zoning regulations. They are meeting all the B-4 requirements, including setbacks, F.A.R. and parking. The impervious surface ratio is currently legally nonconforming at 86% and it will be reduced to 85%, lessening the nonconformity which is encouraged.

I have spoken to Stephen Doe concerning a readable elevation plan to determine compliance. He has e-mailed me a readable copy of the building elevation which shows that the building height is well the maximum allowed.

Marge Schmuckal  
Zoning Administrator

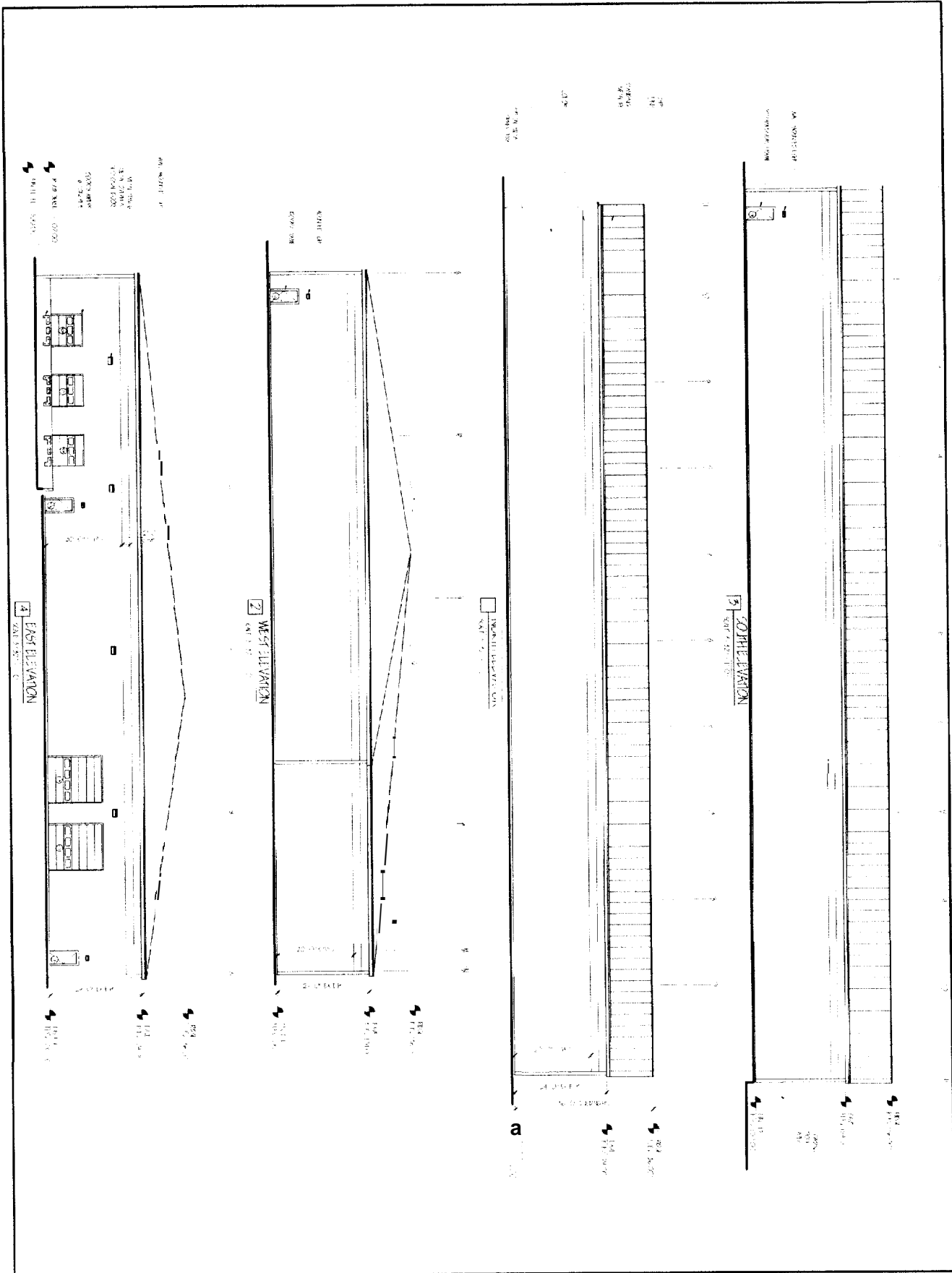
From: "Steve Doe" <sdoe@sebagotechnics.com>  
To: <mes@portlandmaine.gov>  
Date: Tue, Sep 13, 2005 10:36 AM  
Subject: Bradco Supply

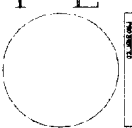
Marge,  
The building height at the peak is 36ft. The eaves is 24ft.  
Attached is a PDF of the elevations.

<<Bradco A3PDF.pdf>>

Stephen G . Doe, R.L.A.  
Sebago Technics, Inc.  
One Chabot Street  
P.O.Box 1339  
Westbrook, Maine 04098-1339  
207-856-0277 phone  
207-856-2206 fax  
sdoe@sebagotechnics.com

CC: "04435 (E-mail)" <04435@SEBAGOTECHNICS.COM>



<b>GRANT HAYS ASSOCIATES</b> ARCHITECTURE INTERIOR DESIGN P.O. BOX 6129 FALMOUTH MAINE 04105 (207) 871-9188		NEW STORAGE BUILDING FOR <b>BRADCO/WICKES SUPPLY</b> 235 REVERSE ST PORTLAND MAINE 04106		ENGINEER 	3111 DR 04106
DRAWING NO. <b>A3</b>	SCALE 1/4" = 1'-0"	DATE 10/20/00	DRAWN BY M.H.	CHECKED BY G.H.	PROJECT NO. 00000

**From:** Marge Schmuckal  
**To:** Kandi Talbot  
**Date:** Tue, Sep 13, 2005 10:05 AM  
**Subject:** 238 Riverside St

Kandi,  
Do you have any building elevations of the new structures on file so that I can determine setbacks and height?  
Thanks,  
Marge

**From:** Marge Schmuckal  
**To:** Kandi Talbot  
**Subject:** Re: Bradco 238 Riverside Street

Thanks for the reminder e-mail  
Marge

>>> Kandi Talbot 09/07 11:24 AM >>>  
Marge,

Could I please get comments on the proposed plans for the old Wickes Lumber site on Riverside Street?  
There is the maximum impervious surface issue. Thanks.

Kandi

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

**2005-0137**

Application I. D. Number

**06/17/2005**

Application Date

Warehouse - Wickes Lumber/Bradco S  
Project Name/Description

Bradco Supply Corp.  
Applicant  
13 Production Way, Avenel, NJ 07001  
Applicant's Mailing Address

**238 - 238** Riverside Street, Portland, Maine

Address of Proposed Site

**316 B002**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: **(732) 382-3400** Applicant Fax: **(732) 382-6577**

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building | Building Addition | Change Of Use | Residential | Office | Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot | | Other (specify)

**30,790 s.f.**

Proposed Building square Feet or # of Units

Acreage of Site

**B4**

Zoning

Check Review Required:

Site Plan (major/minor) | Subdivision # of lots | PAD Review | 14-403 Streets Review  
 Flood Hazard | Shoreland | Historic Preservation | DEP Local Certification  
 Zoning Conditional Use (ZBA/PB) | Zoning Variance | Other

Fees Paid: Site Plan **\$500.00** Subdivision Engineer Review **\$8,308.06** Date **12/09/2005**

**Planning Approval Status:**

Reviewer Kandi Talbot

Approved  Approved w/Conditions See Attached | Denied

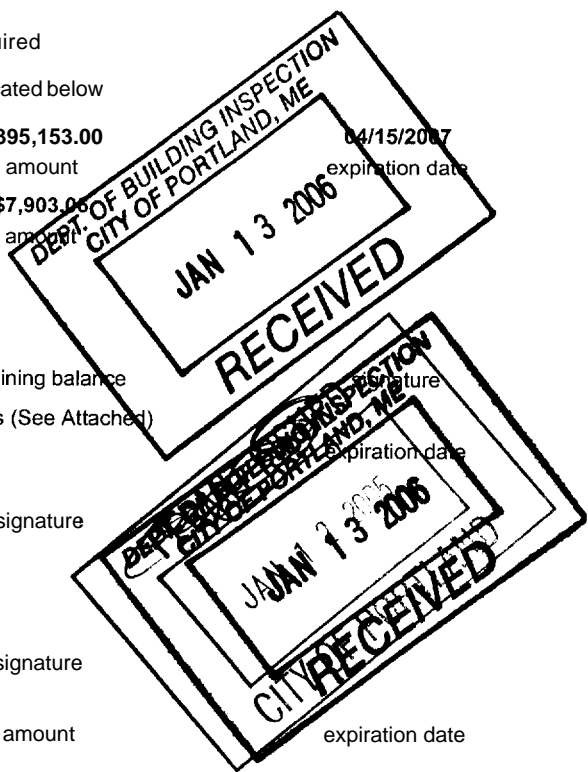
Approval Date **10/18/2005** Approval Expiration **10/18/2006** Extension to  Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot signature **01/10/2006** date

Performance Guarantee  Required\* |  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> performance Guarantee Accepted	<b>12/07/2005</b> date	<b>\$395,153.00</b> amount	<b>04/15/2007</b> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>12/07/2005</b> date	<b>\$7,903.00</b> amount	
<input type="checkbox"/> Building Permit Issue	date		
Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	date	signature	
Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

**2005-0137**

Application I. D. Number

**06/1712005**

Application Date

Warehouse - Wickes Lumber/Bradco S  
Project Name/Description

Bradco Supply Corp.  
Applicant  
13 Production Way, Avenel, NJ 07001  
Applicant's Mailing Address

238 - 238 Riverside Street, Portland, Maine

Address of Proposed Site

316 B002

Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Applicant Ph: (732) 382-3400 Applicant Fax: (732) 382-6577  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

**30,790 s.f.** Proposed Building square Feet or # of Units **B4** Zoning  
Acreage of Site

Check Review Required:

Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

Fees Paid: Site Plan \$500.00 Subdivision Engineer Review \$8,308.06 Date 12/09/2005

**DRC Approval Status:**

Reviewer Steve Bushey

Approved  Approved w/Conditions See Attached  Denied

Approval Date 10/18/2005 Approval Expiration 10/18/2006 Extension to  Additional Sheets Attached

Condition Compliance Kandi Talbot signature 0111012006 date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted 12/07/2005 date \$395,153.00 amount 04/15/2007 expiration date

Inspection Fee Paid 12/07/2005 date \$7,903.06 amount

Building Permit Issue date

Performance Guarantee Reduced date

Temporary Certificate of Occupancy remaining balance signature  
Conditions (See Attached) expiration date

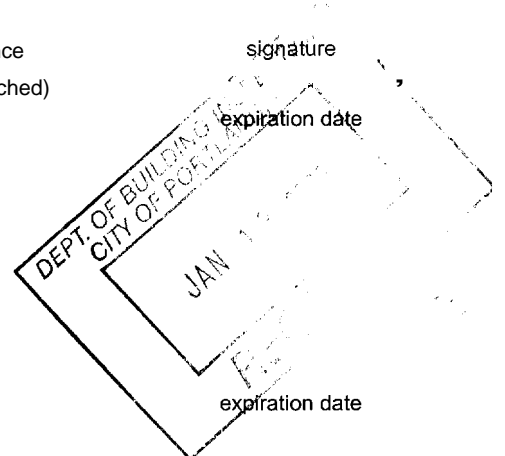
Final Inspection date signature

Certificate Of Occupancy date

Performance Guarantee Released date signature

Defect Guarantee Submitted submitted date amount

Defect Guarantee Released date signature





State of Maine  
 Department of Public Safety  
 Construction Permit



Reviewed  
 for Barrier  
 Free

# 15175

Sprinkled  
 Sprinkler Supervised

**BRADCOMWICKES STORAGE BUILDING**  
 Located at: 235 RIVERSIDE ST.  
**PORTLAND**  
 Occupancy/Use: STORAGE

Permission is hereby given to:  
**SKIP ROBERTS**

**13 PRODUCTIONWAY**  
**AVENEL, NJ 07001**

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

*This permit will expire at midnight on the 25th of March 2006*

Dated the 26th day of September A.D. 2005

Commissioner

**Copy-2 Architect**

Comments:

**MICHAEL HAYS**

**PO BOX 6179**  
**FALMOUTH, ME 04015**



October 4, 2005  
04435

RE 238 Riverside Marge  
316 3002  
10/5/05

Ms. Kandice S. Talbot  
Planning & Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Supplemental Submittal  
Wickes Lumber/BRADCO Supply Site Plan Review**



Dear Kandi:

This supplemental submission has been prepared to address the staff review comments as noted in the memorandum from Stephen Bushey dated September 6, 2005 and e-mailed from Tom Errico dated September 8, 2005. Our responses are as follows:

**Response to Memorandum from Steve Bushey**

**Site Plan**

1. *The Space and Bulk table on the Site Plan suggests that the Maximum impervious surface area on the site will exceed the 80% allowable under the Code. The Zoning officer should review and determine the need for a waiver or other zoning action for these conditions.*

We understand that Marge Schmuckel has reviewed the plans and concluded they are in compliance with the space and bulk requirements.

2. *The limits of sidewalk and granite curb placement on Riverside Street should be clarified. Do these limits extend to each side of the property?*

Riverside Street currently has granite curb and bituminous sidewalks. We have identified areas where new granite curbing and sidewalks are needed. These are at the new entrance and where the existing curb cut to the south is to be closed.

3. *The parking count is proposed to be 87 spaces. Is at least a third handicap space required to meet ADA compliance?*

We have revised the handicap space requirements to have the appropriate number per ADA compliance.

4. *The site plan should denote the snow storage locations and the applicant should provide evidence of their general **SNOW** storage and removal procedures.*

Snow storage areas have been identified on the site plan. Snow is typically stockpiled on site in locations that are not used for lumber storage or vehicle parking. As this accumulates and overflows into needed space, it is hauled off site by a private hauler.

#### Grading Plan

1. *The grading plan outlines a very tight development area that will require particular care and attention during construction to insure positive drainage paths and minimal ponding areas. We suggest additional spot grades be identified on the drawing to verify drainage paths directions.*

We have added spot grades and drainage flow arrows to better define the drainage patterns on site.

2. *In general, runoff is intended to sheet flow towards the sides of the property where existing drainage ditches will convey flow towards the rear of the site (north side) and the front of the site (south side). It appears that the swale on the north side of the site is actually located on the abutting property; therefore we recommend that a drainage easement be put in place to insure continued availability of this conveyance system.*

The applicant is currently pursuing the possibility of obtaining a drainage easement with Mack Louis Company, Inc. If and when an easement is obtained, this document will be forwarded to the City. We would like to question the requirement for this easement. Drainage from this site has historically flowed this way and been conveyed through the abutter's property by the existing swales. Should the abutter choose to develop their site, they would need to address drainage flows from off-site conditions and redirect it accordingly. This would hold true for any development. We have not experienced the requirement for obtaining downstream easements for existing flows.

3. *The Portland Water District should sign off on the extension of the 8" water main for sprinkler service to the new building. The Fire Department should review for the need of a new fire hydrant on the property given the building's distance from Riverside Street.*

We have included a capacity letter from the Portland Water District.

#### Stormwater Management Study

1. *The stormwater management study and computations document that post development runoff peak flow conditions will not exceed predevelopment conditions at three points of analysis. Our submission materials did not contain the pre and post development watershed maps therefore we did not specifically review these aspects. It appears that the peak runoff rates are slightly decreased in the post development condition simply due to an overall decrease in impervious area. Based on the site plans it is difficult to identify the exact areas where this occurs other than at the front of the site where some*

*landscaping is to be installed. Towards the rear of the site it appears that a greater amount of paved area will be installed, replacing existing gravel. We recommend that evidence be provided verifying the capacity of the ditches to each side of the property since these are the primary conveyance systems. Each ditch appears to be relatively shallow in depth and slope; therefore their true capacity may be limited.*

Watershed maps were included in our original submission to the City. Additional copies are enclosed for Deluca-Hoffman's use. The capacities of the ditches were analyzed using HydroCAD computer software. Hydrologic characteristics were input as a reach and calculations were performed for a 10-year storm event. The results of the HydroCAD calculations show that the peak rate of runoff will be less than the ditch capacity at full flow for a 10-year storm event. See attached calculations.

2. *The stormwater report has not provided evidence of any measures for providing stormwater runoff treatment as is required by the City's Technical Standards. The site's drainage system relies on sheetflow of runoff off hard surfaces and conveyance by the ditches to each side. The report suggests that these grassed swales will also provide water quality treatment. Generally, the swales will provide little treatment to the runoff and may be prone to clogging with excessive vegetation over time if not properly maintained. The swales will also convey little to none of the runoff from the front parking area therefore providing no treatment of runoff. We suggest the engineer explore the potential to install Low Impact Development (LID) measures such as a Bio-Retention cell along the parking lot pavement edges. The DEP is currently recommending greater consideration be given this approach to water quality treatment. Since landscaping is already proposed at the front of the site, it may be possible to install the bio-retention cell(s) to treat smaller, routine storm events.*

We have designed bio-retention basins along the front of the parking lot to provide treatment for this watershed. We have also revised our landscaping plan to incorporate species tolerant of wet conditions.

The drainage ditches on the southerly property limit will be revegetated and check dams will be constructed to reduce runoff velocity. providing water quality treatment equivalent to that of a grassed swale.

The bio-retention areas in front of the property are designed to provide water quality treatment to the first flush of runoff from the front parking area. Stormwater runoff is directed from the parking lot in sheet flow to a grassed buffer that will reduce velocity and filter sediments from the runoff. Runoff then enters the planting bed, which is graded to a depth of six inches to allow time for the ponded water to infiltrate through the organic topsoil. The organic topsoil layer provides a medium that degrades petroleum based solvents and other hydrocarbons. The treated runoff further infiltrates through a layer of crushed stone and is discharged via an underdrain that outlets to the culvert across Riverside Street. In larger storm events, water that has ponded over the underdrain will rise up through the overflow basin and be redirected to the planting bed.

Erosion and Sediment Control

1. *The plans appear to provide adequate information pertaining to erosion control during construction with details and narrative.*

No comment required.

2. *Riprap sizing should be provided for the area between the proposed concrete pads on the north side of the site.*

Riprap has been sized.

Details

1. *The plans contain sufficient details including lighting photometrics.*

Per the request of the Planning Board and staff, we have added house side shields to light fixtures located near the property line to minimize light spill over onto abutting properties. A revised photometric plan is attached.

**Response to E-mail from Tom Errico**

1. *The project proposes to reconfigure existing curb cuts on Riverside Street and create one two-way entrance opposite the existing Home Depot Driveway. **The** applicant should provided a conceptual plan that illustrates modifications to the existing traffic signal including equipment, signal phasing and lanes configuration/alignment. Information on impact to signal operations at the Riverside Street/Warren Avenue intersection should be documented.*

We are currently working with Jack Murphy, the City, and the utility companies to better define what these improvements will be. We will supply a more detailed intersection modification plan to you under separate cover.

2. *The project proposes a 60' curb cut with two 12.5' exit lanes, a 10' raised island and a 25' entry lanes. The applicant should provide vehicle turning template graphics that supports the need for such a wide driveway. I would also ask that the applicant provide information on truck deliveries, including vehicle types, frequency, and time of delivery.*

We have added Sheet 9 to our plan set which shows truck movements through the site and entrance onto Riverside Street. This plan indicates the need for such a wide entrance. The closing of the southern curb cut severely limits how trucks can enter the site and maneuver to the rear of the property. This wide curb cut will allow these maneuvers to occur without impeding off-site traffic. Truck deliveries are received from 7:00 AM to 4:00 PM, Monday through Friday. On average, they have ten deliveries a day. This will vary due to the seasonality of their business. The types of trucks entering and existing range from tractor trailers to standard vans.

3. *The City has plans to widen Riverside Street from the recently improved area implemented as part of the Maine Motors project to Warren Avenue. Coordination of this project and how it may impact this project should be considered.*

We understand through discussions with Tom Errico that no formal plan has been prepared by the City that indicates the limits of the widening. Currently, the Riverside right-of-way is limited in width in this location and we anticipated that additional right-of-way acquisition would be required for a future widening. Existing power poles and signalization equipment are already at or near the right-of-way line, and we would propose to place any new equipment as close to the right-of-way line as possible. We will explore the installation of junction boxes for signals to allow for ease of relocation of fixtures in the future.

4. *The applicant should make a monetary contribution to the upgrade of the Riverside Street/Warren Avenue intersection. Based upon previous contributions for Evergreen Credit and Dunkin Donuts, this project should contribute \$6,500.00 for traffic improvements at the previously noted intersection.*

The applicant agrees to make a monetary contribution of \$6,500.00 towards the upgrade of the Riverside Street/Warren Avenue intersection. We request this payment be made prior to issuance of a building permit.

### **Neighborhood Meeting**

Sebago Technics sent notices of a neighborhood meeting to abutters within 500 feet of the property and all individuals on the Citizen List as provided by the Planning Department. Notices were sent out via regular mail 7 days prior to the meeting at 5:00 PM on Tuesday, September 27, 2005.

The meeting was held at Sebago Technics' office at 1 Chabot Street in Westbrook with the following representatives present:

Stephen G. Doe	Sebago Technics, Inc.
Howard "Skip" Roberts	BRADCO Supply (Applicant)
David Fagnaunt	BRADCO Supply (Portland Mgr.)
Phillip Morin	PM Construction (General Contractor)

No members of the public attended or contacted Sebago Technics, and we closed the meeting at 6:00 PM. Attached is a copy of the notice.

I trust this supplemental information sufficiently addresses staff concerns and we can proceed with the scheduled October public hearing and final site plan approval with the Planning Board.