Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

B[illegible]CTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 041600

DEC 0 [illegible] 2004

This is to certify that Watson Bradford M &/Bisku[illegible]onstruc[illegible]

has permission to install a 25'x80' pre-engineer[illegible]uilding

AT 357 Riverside St [illegible] 317 B004001

provided that the person or persons, [illegible]m or [illegible]epting this permit shall comply with all of the provisions of the Statutes of M[illegible]ne and of th[illegible]nces of the City of Portland regulating the construction, maintenance and u[illegible] of buildings and st[illegible]tures, 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.

N[illegible]ication[illegible] inspec[illegible]n must gi[illegible] and wr[illegible]n permis[illegible]n procu[illegible] b[illegible]e this b[illegible]ding o[illegible]t thereo[illegible] la[illegible]d or c[illegible]closed-in. H[illegible]R NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [illegible]

Health Dept. _____

Appeal Board _____

Other _____
Department Name

12/4/04
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:	Issue Date:	CBL:
04-1600		317 B004001

Location of Construction:	Owner Name:	Owner Address:	Phone:
357 Riverside St	Watson Bradford M &	357 Riverside St	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Biskup Construction, Inc.	16 Danielle Drive Windham	12078929800
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Additions - Commercial	B-1

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Commercial / Handyman Rental	Handyman Rental/ install a 25'x80' pre-engineered building	$681.00	$65,000.00	3

Proposed Project Description:
install a 25'x80' pre-engineered building*

☑ Approved ☐ Denied

Signature

INSPECTION:
Use Group: S1 Type: 2B
12/3/04
Signature

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	10/22/2004

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel 6 Zone X	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan #2004-0095	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☒ MM ☐	☐ Denied	☐ Denied
Date: 11/23/04	Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the 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

Permit No:	Date Applied For:	CBL:
04-1600	1Of2212004	317 B004001

Location of Construction:	Owner Name:	Owner Address:	Phone:
357 Riverside St	Watson Bradford M &	357 Riverside St	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Biskup Construction, Inc.	16 Danielle Drive Windham	(207) 892-9800
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Additions - Commercial	

Proposed Use:	Proposed Project Description:
Handyman Rental/ install a 25'x80' pre-engineered building	install a 25'x80' pre-engineered building*

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 11/23/2004

Note: 11/12/04 Still waiting for a stamped approved site plan from planning - I e-mailed Ethan
11/23/04 I received a stamped approved site plan from Ethan

Ok to Issue: ☑

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike %gent **Approval Date:** 12/03/2004

Note:

Ok to Issue: ☑

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 1112372004

Note:

Ok to Issue: ☑

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 06/02/2004

Note:

Ok to Issue: ☐

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Ethan Macomber **Approval Date:** 07/07/2004

Note:

Ok to Issue: ☑

1) During the construction phase, a sediment barrier such as a silt fence or other measure consistent with Best Management Practices shall be placed around the work area as an erosion control measure.

2) The proposed for transfer of 29,865 s.f. of land to the subject parcel from the abutting parcel, as shown on plans prepared by Sebago Technics dated 5/10/2004, shall be recorded with the Cumberland County Registry of Deeds prior to issuance of a building permit.

All Purpose Building Permit Application

Total Square Footage of Proposed Structure **2,000** S.F.	Square Footage *of* Lot **129,980 S.F.**

Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner:	Telephone:
31 7 B 4	**Watson Property Assoc.** **357 Riverside St. Portland**	**775-3441**

Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	cost Of Work:
N/A	**Biskup Construction** **16 Danielle Drive** **Windham, ME 04062** **207-892-9800**	**$65,000.**00 Fee: $ **606.00**

75.00
681.00

Approximately how long has it been vacant: N/A

Proposed use: Cold Storage bldg. for equipment

Project description: 25' x 80' pre-engineered metal building

RECEIVED
OCT 22 2004

Contractor's name, address & telephone: Biskup Construction, Inc. 16 Danielle Dr. **Windham, Maine 04062 207-892-9800**

Who should we contact when the permit is ready: Jim Biskup

Mailing address: **16 Danielle Drive Windham Maine 04062**

We will contact you by phone when the permlt is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a $100.00 fee if any work starts before the permit is picked up. PHONE: **892-9800**

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

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

Signature of applicant:	Date:
Jim Biskup	10/19/04

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

If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

317B4

LIMITED GEOTECHNICAL ENGINEERING SERVICES
BEARING CAPACITY ASSESSMENT
PROPOSED STORAGE BUILDING
HANDYMAN EQUIPMENT RENTAL
357 RIVERSIDE STREET
PORTLAND, MAINE

04-0703 SEPTEMBER 3,2004

Prepared for:

Handyman Equipment Rental
Attention: Brad Watson
357 Riverside Street
Westbrook, ME 04092

S.W.COLE
ENGINEERING, INC.

04-0703

September 3,2004

Handyman Equipment Rental
Attention: Brad Watson
357 Riverside Street
Westbrook, ME 04092

Subject: Limited Geotechnical Engineering Services
Bearing Capacity Assessment
Proposed Storage Building
Handyman Equipment Rental
357 Riverside Street
Westbrook, ME 04092

Dear Mr. Watson,

In accordance with our Agreement dated August 4, 2004, we have observed test pit explorations and made a bearing capacity assessment of the subsurface soils for foundation support of the proposed building at the above referenced site. Our scope of work was limited to observations of test pits explorations, a bearing capacity assessment of the subsurface findings relative to the proposed construction and preparation of this report. This report summarizes our findings and recommendations and its contents are subject to the limitations set forth in Attachment A.

PROPOSED CONSTRUCTION

The site of the proposed structure is located about 100 feet southeast of the existing Handyman Equipment Rental Building. At the time of exploration work, the site was relatively flat at about elevation 46 feet and gravel surfaced. Some grass was growing in the gravel. Based on information you provided, and a site plan prepared by Sebago Technics, (project civil engineer), we understand that a one-story, steel-framed, high-bay pre-engineered building is planned. We understand the building is proposed with spread footings, frost walls and an on-grade floor slab with a footprint of 25 by 80 feet in plan dimension with a finish floor elevation of 47.0 feet (project datum) and will be unheated.

EXPLORATION WORK

Three test pit explorations (TP-1 through TP-3) were made at the site on September 1, 2004. The test pits were made by Handyman Equipment Rental, using a small backhoe. The test pit locations were selected and established in the field based on staked building corners established by Handyman Equipment Rental. The approximate test pit locations are shown on the "Exploration Location Plan" attached as Sheet 1. Logs of the test pits are attached as Sheets 2 and 3. A key to the notes and symbols used on the logs is attached as Sheet 4.

SUBSURFACE CONDITIONS

The test pits generally encountered a soil profile consisting of 12 to 17± inches of brown gravelly sand fill overlying a woven geotextile fabric. Beneath the geotextile fabric exists a stiff gray silty clay or clayey silt with silt and fine sand seams overlying soft gray silty clay. The stiff silty clay was generally found to extend to depths of about 4.5 feet. A 2 ± inch layer of gray fine sand and silt with organics was observed at a depth of about 4.3 feet at Test Pit TP-3. The test pits were terminated in the soft gray silty clay at depths of 6 to 6.5 feet below the ground surface.

Groundwater seepage was observed in test pits at depths varying from about 3 to 5 feet from the ground surface. The observed seepage appears due to water infiltrating through fissures in the stiff silty clay and from the silt and sand seams. The silty clay was saturated at each exploration below observed seepage depths. Actual groundwater levels could not be determined due to the relatively short time that the test pits were left open. Groundwater should be expected to fluctuate seasonally and during periods of heavy precipitation or snow melt.

Refer to the attached logs for more detailed descriptions of the subsurface findings at the test pit locations.

EVALUATION AND RECOMMENDATIONS

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. The native soils that will be encountered at footing grade will be wet and will lose strength easily when disturbed. The thin organic layer found at Test Pit TP-3 should be removed from beneath all footing areas. Excavated silty and clayey soil should not be reused for backfill beneath the slabs or as foundation backfill. The slab and frost walls should be backfilled with clean, free-draining, non-frost susceptible gravelly sand.

We recommend that excavation to subgrades be completed with a smooth-edged bucket to limit disturbance of the subgrade soils. We recommend that footing subgrades be overexcavated by at least 12 inches for installation of an 12-inch thick working mat of compacted ¾-inch crushed stone overlying a woven geotextile fabric such as Mirafi 500X. The crushed stone should extend at least 12 inches beyond the edge of the footings and be totally enveloped with the geotextile fabric. The crushed stone-working mat will help provide a more stable base for foundation construction over the moisture sensitive native clays and a media to sump and pump for excavation dewatering. Sumping and pumping will be needed. If subgrade soils become soft, wet or disturbed during construction, we recommend that the disturbed soils be overexcavated and replaced with additional compacted crushed stone placed over a geotextile filter fabric. S. W. COLE ENGINEERING, INC. should be contracted to observe subgrades prior to placement of fabric to determine that our recommendations have been properly interpreted prior to placement of the spread footings.

For spread footings founded on properly prepared subgrades, we recommend an allowable soils bearing pressure of 0.75 ksf or less with a base friction factor of 0.35 for foundation design. Footings should be at least 24 inches in their smallest dimension.

As discussed at the site, since the structure is unheated, we recommend placing a 2-inch thickness of rigid insulation below the floor slab for frost protection. For this option, we recommend that the slab be underlain by at least 6 inches of compacted clean, non-frost susceptible fill, overlying a 2-inch thickness of rigid insulation, overlying another 12 inches of clean, non-frost susceptible fill, overlying a woven geotextile fabric, overlying

undisturbed stiff silty clay. We recommend the on-grade slab be designed with control joints to control shrinkage cracking. We also recommend that exterior perimeter insulation be provided. The insulation should extend down from the top of the proposed foundation walls at least 12 inches and then be placed horizontally a distance of at least 3 feet. The horizontal section of insulation should slope slightly downward and away from the structure and be overlain with at least 12 inches of fill. See details on Sheet 5.

The design freezing index for the Portland, Maine area is on the order of 1250 Fahrenheit-degree days which corresponds to a frost depth on the order of 4.5 feet. Considering that the footings will be underlain by at least 12-inches of crushed stone, and provided 3 feet of horizontal insulation is installed around the entire periphery of the structure, spread footings may be cast at a minimum depth of 3.0 feet below exterior finish grades to provide frost protection. **As** discussed at the site, the proposed structure is in a generally low wet area, and gravity drainage is not possible. Thus, we understand that a foundation drainage system was not planned.

As discussed while **on** site, it appears that the site is underlain by at least 12 inches of gravelly sand with some silt (fill) overlying a woven geotextile. We obtained *two* samples for laboratory gradation testing to assess suitability of this material for foundation backfill and/or sub-slab fill. The results of this testing will be forwarded separately as soon as testing has been completed. Depending upon actual existing on-site grades and depending upon whether the proposed finish floor elevation is adjustable, it may be possible to grade the existing gravel to 8 inches below the bottom of the proposed slab (leaving at least 12 inches of existing gravel), to allow placement of 2 inches of subgrade insulation and then *6* inches of compacted fill below the slab. This will depend on whether the existing gravel is determined to be suitable as sub-slab fill.

Also, as discussed briefly while on site, the client may want to consider discussing foundation design alternatives with the contractor and structural engineer to include a thickened, reinforced concrete mat. Typically these mats are haunched at column locations. This option would require subgrade and perimeter rigid insulation, but depths of excavation below the mat may be less than the shallow spread footing system

discussed above which may help with excavation work considering the shallow groundwater and soft silty clay found with depth.

S. W. COLE ENGINEERING, **INC.** is available to provide supplemental geotechnical consultation relative to foundation alternatives and subgrade insulation, as well as backfill and compaction recommendations, geotechnical observations and testing of soil, concrete, and structural steel during construction if requested.

CLOSURE

We trust this letter meets your current needs. If you have any questions or require additional assistance, please do not hesitate to contact us.

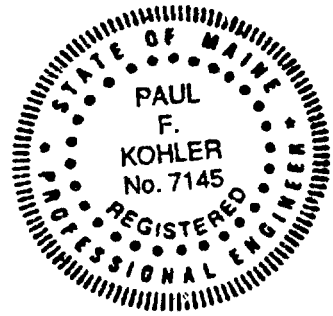
Sincerely,

S. W. COLE ENGINEERING, INC.

Paul F. Kohler, P.E.
Senior Geotechnical Engineer

PFK: cae:bjt

C: Jim Biskup – Biskup Construction



Attachment A
Limitations

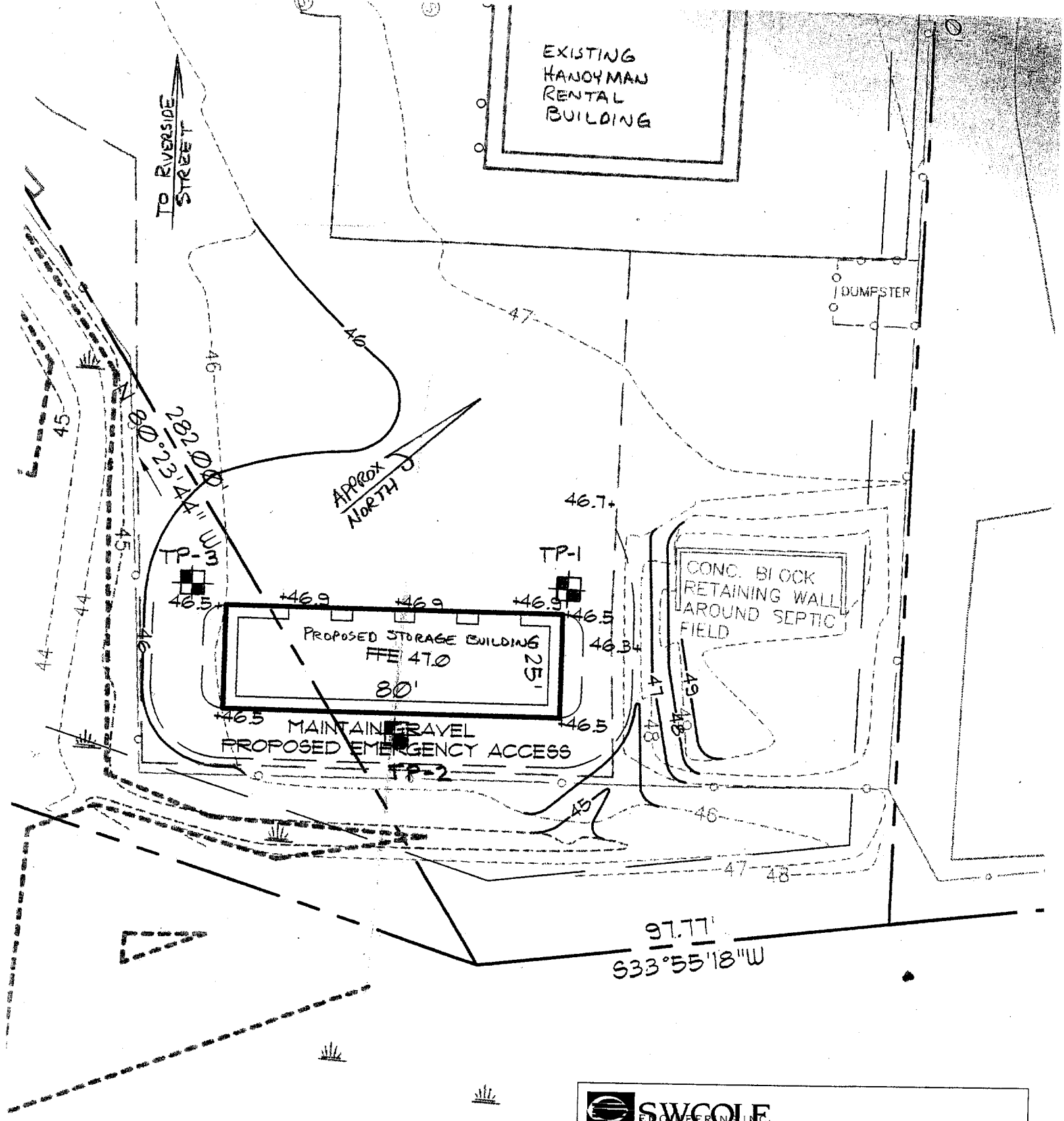
This report has been prepared for the exclusive use of Handyman Equipment Rental for specific application to the Proposed Storage Building at 357 Riverside Street Westbrook, Maine as described herein. Handyman Equipment Rental limited our services to an assessment of soil bearing capacity only and a deeper soils investigation to evaluate settlement and other geotechnical considerations was specifically excluded by Handyman Equipment Rental. Handyman Equipment Rental has agreed to protect and hold harmless S. W. COLE ENGINEERING, INC. from any and all claims, including third-party claims, for damages or consequential damages due to underlying soil conditions including but not limited to post-construction settlement. S. W. COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples. Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

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

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

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



LEGEND

Approximate Location of Test Pit exploration

NOTES

1. Base plan provided by Handyman Rental

S.W.COLE ENGINEERING, INC.

EXPLORATION LOCATION PLAN
PROPOSED STORAGE BUILDING
HANDYMAN RENTAL
357 RIVERSIDE STREET
PORTLAND, MAINE

PROJECT NO. 04-0703 **DATE: SEPTEMBER 2, 2004**	**SCALE: 1 IN = 30 FT** **SHEET: 1**

PROJECT/CLIENT PROPOSED STORAGE BUILDING / HANDYMAN RENTAL

LOCATION: 357 RIVERSIDE STREET PORTLAND, MAINE PROJECT NO. 04-0703S

TEST PIT TP-1

DATE: 9/1/2004 SURFACE ELEVATION: 46.5+/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		12"+/-	BROWN GRAVELLY SAND WITH SOME SILT (FILL)	EXISTING WOVEN GEOTEXTILE FABRIC
			GRAY CLAYEY SILT OR SILTY CLAY WITH FINE SAND AND SILT SEAMS	
			~ VERY STIFF ~	
		4.0'+/-		qp = 5.0 ksf at 4'
			GRAY SILTY CLAY	qp = 0.5 ksf at 5'
			~ SOFT ~	VANE = 0.36 ksf at 5'
		6.5'+/-		
			BOTTOM OF EXPLORATION AT 6.5'+/-	

COMPLETION DEPTH: 6.5'+/- DEPTH TO WATER: SEEPAGE AT 3'-4'+/-

TEST PIT TP-2

DATE: 9/1/2004 SURFACE ELEVATION: 46'+/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
1.0	8"	14"+/-	BROWN GRAVELLY SAND WITH SOME SILT (FILL)	EXISTING WOVEN GEOTEXTILE FABRIC
			~ HARD BECOMING . . .	qp = 8.0 ksf at 2'
			GRAY CLAYEY SILT OR SILTY CLAY WITH FINE SAND AND SILT SEAMS	qp = 4.0 ksf at 3'
			~ THICKER SILT AND FINE SAND SEAMS ~	qp = 2.5 ksf at 4.5'
			. . . MEDIUM~	qp = 1.5 ksf at 5'
		5.6'+/-		
		6.5'+/-	GRAY SILTY CLAY	qp = 0.5 ksf at 6.0'
			BOTTOM OF EXPLORATION AT 6.5'+/-	VANE = 0.23 ksf at 6'

COMPLETION DEPTH: 6.5'+/- DEPTH TO WATER: SEEPAGE AT 5.5'+/-

S.W.COLE ENGINEERING, INC

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED STORAGE BUILDING / HANDYMAN RENTAL

LOCATION: 357 RIVERSIDE STREET PORTLAND, MAINE

PROJECT NO. 04-0703 S

TEST PIT TP-3

DATE: 9/1/2004 SURFACE ELEVATION: 46.0+/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
1.0	8"	17"+/-	BROWN GRAVELLY SAND WITH SOME SILT (FILL)	EXISTING WOVEN GEOTEXTILE FABRIC
			GRAY CLAYEY SILT OR SILTY CLAY WITH FINE SAND AND SILT SEAMS	qp = 9.0 ksf at 2.5'
			~ VERY STIFF ~	qp = 7.0 ksf at 3'
		4.3'+/-		
		4.5'+/-	GRAY FINE SAND AND SILT WITH ORGANICS	qp = 1 to 2 ksf at 5'
		5.0'+/-	GRAY SILTY CLAY ~ SOFT ~	
		5.5'+/-	GRAY FINE SAND AND SILT WITH ORGANICS	
		6.0'+/-	GRAY SILTY CLAY ~ SOFT ~	
			BOTTOM OF EXPLORATION AT 6.0'+/-	

COMPLETION DEPTH: 6.0'+/- DEPTH TO WATER: SEEPAGE AT 4'+/-

TEST PIT _____

DATE: _____ SURFACE ELEVATION: _____ LOCATION: _____

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS

COMPLETION DEPTH: _____ DEPTH TO WATER: _____

KEY TO THE NOTES & SYMBOLS
Test Boring and Test Pit Explorations

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

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. *ft.* - based on laboratory unconfined compressive test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight
HSA	-	Hollow Stem Auger
HW	-	*4* Casing
NW	-	3" Casing
SS	-	split-spoon sampler

Description of Proportions:

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

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

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

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

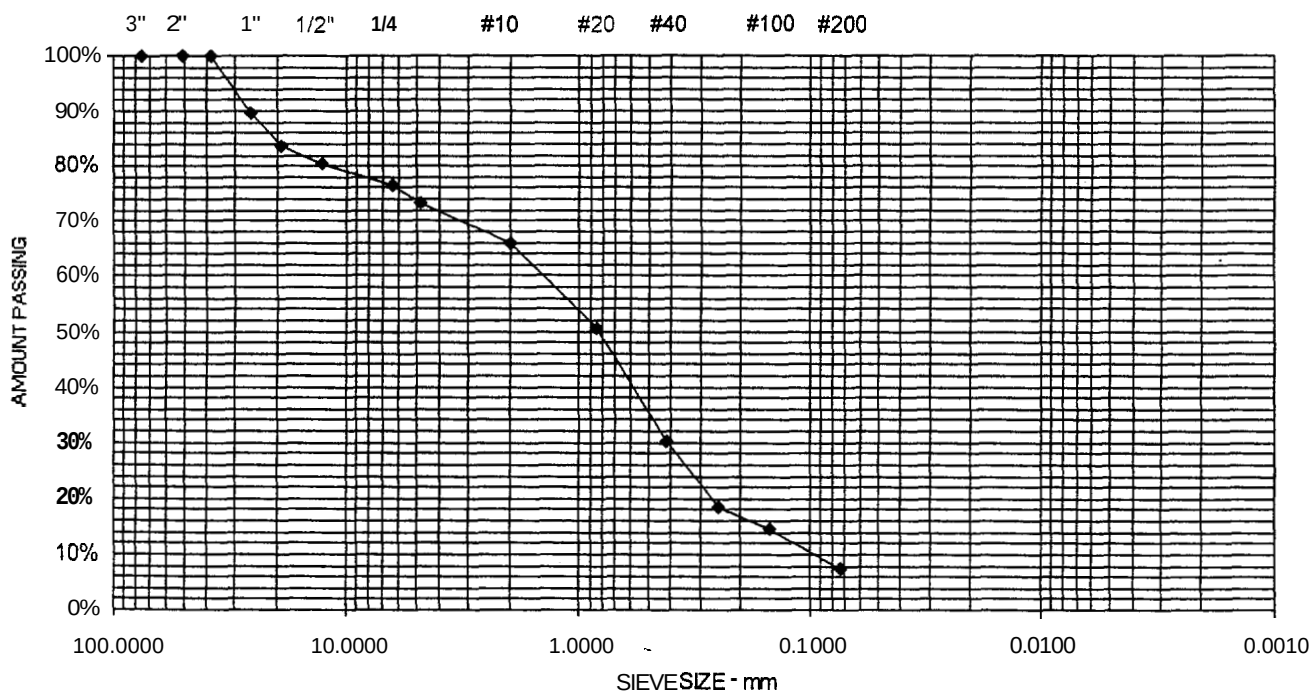
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C-117 & C-136

Project Name	PORTLAND - 357 RIVERSIDE - PROPOSED STORAGE BUILDING - GEOTECHNICAL ENGINEERING SERVICES	Project Number	04-0703
Client	HANDYMAN RENTAL	Lab ID	2419G
Exploration	**TP-3 S-1**	Date Received	9/7/2004
Material Source	**8"**	Date Complete	9/9/2004
		Tested By	DAVID MAZZEI

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	90	
19.0 mm	3/4"	84	
12.5 mm	1/2"	80	
6.3 mm	1/4"	76	
4.75 mm	No. 4	73	26.6% Gravel
2.00 mm	No. 10	66	
850 um	No. 20	50	
425 um	No. 40	30	66% Sand
250 um	No. 60	18	
150 um	No. 100	15	
75 um	No. 200	7.4	7.4% Fines



Comments

Sheet

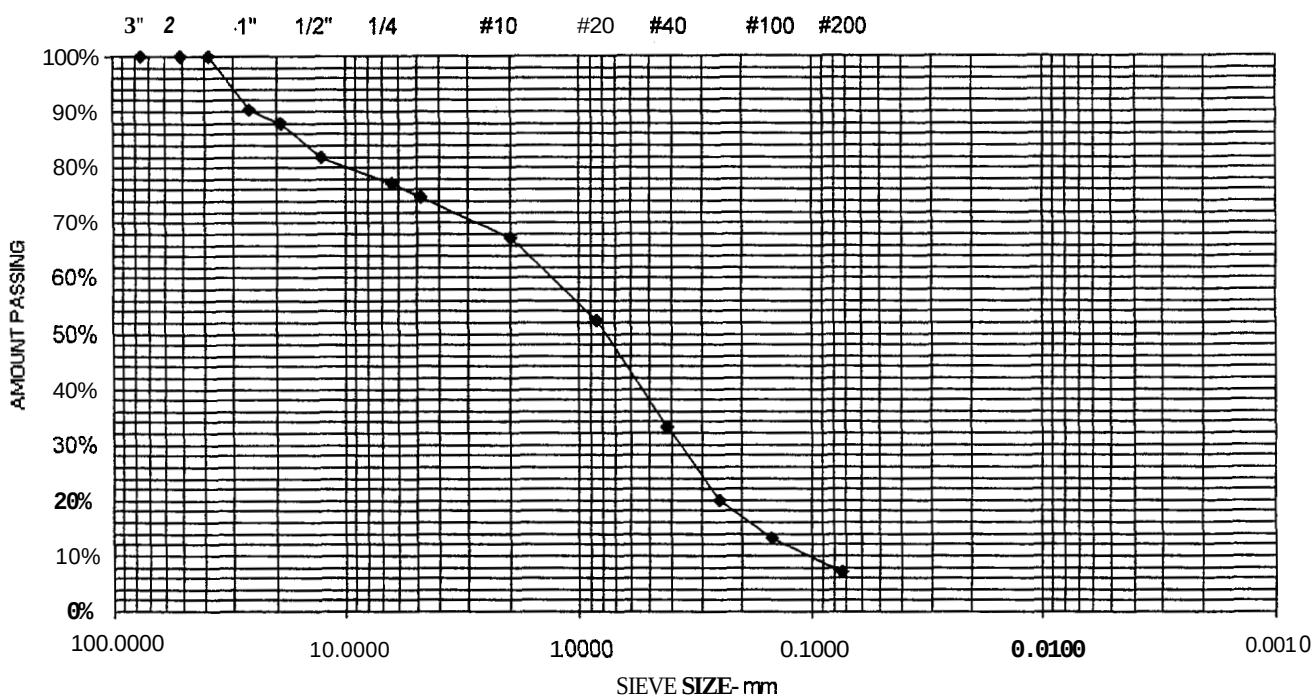
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM GI17 & C-136

Project Name	PORTLAND - 357 RIVERSIDE - PROPOSED STORAGE BUILDING - GEOTECHNICAL ENGINEERING SERVICES	Project Number	04-0703
Client	HANDYMAN RENTAL	Lab ID	2418G
Exploration	TP-2 S-I	Date Received	9/7/2004
Material Source	8"	Date Complete	9/9/2004
		Tested By	DAVID MAZZEI

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	90	
19.0 mm	3/4"	88	
12.5 mm	1/2"	82	
6.3 mm	1/4"	77	
4.75 mm	No. 4	75	25.2% Gravel
2.00 mm	No. 10	67	
850 um	No. 20	52	
425 um	No. 40	33	67.6% Sand
250 um	No. 60	20	
150 um	No. 100	13	
75 um	No. 200	7.2	7.2% Fines



Comments

Sheet

317B4

FROM DESIGNER: William E. Whited

DATE: 10/18/04

Job Name: Handyman Equipment

Address of Construction: 357 Riverside Street

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) Storage

Type of Construction II B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3) N/A.

Supervisory alarm system? No Geotechnical/Soils report required?(See Section 1802.2) Yes

STRUCTURAL DESIGN CALCULATIONS

Yes — Submitted for all structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads *(1603.1.1, 1607)*

Floor Area Use	Loads Shown
Storage	125 PSF

Wind loads *(1603.1.4,* 1609)

Yes	Design option utilized (1609.1. *1,* 7609.6)
94 mph	Basic wind speed *(1609.3)*
1.00	Building category and wind importance factor, I_w (Table 1604.6, 1609.5)
C	Wind exposure category *(1609.4)*
+/- 0.18	Internal pressure coefficient *(ASCE 7)*
I 15. PSF	'Component and cladding pressures. *(1609.1.1, 1609.6.2.2)*
18.08	Main force wind pressures (1609. *1.1, 1609.6.2.1)*

Earthquake design data *(1603.1.5,* 1674- *1623)*

Yes	Design option utilized (1814.7)
B	Seismic use group ("Category") *(Table 1604.5, 1816.2)*
329, .125	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
D	Site class *(1615.1.5)*

No	Live load reduction *(1603.1.1, 1607.9, 1607.10)*
20 PSF	Roof live loads *(1603.1.2, 1607.1*1)

Roof snow loads *(1603.1.3,* 1608)

60.0	Ground snow load, P_g *(16082)*
50.4	If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*
1.0	If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*
1.0	If P_g > 10 psf, snow load importance factor, I_s *(Table 1604.5)*
1.2	Roof thermal factor, C_t *(Table 1608.3.2)*
50.4	Sloped roof snowload, P_s *(1608.4)*
B	Seismic design category (16763)
OMF-CBF	Basic seismic-force-resisting system *(Table 1617.6.2)*
3 -0 -3 -0	Response modification coefficient, R, and deflection amplification factor, C_d *(Table 1617.6.2)*
1617.4	Analysis procedure (1616.6, 1617.5)
4.2kps	Design base *shear (1617.4, 1617.5.1)*

Flood loads *(1603.*7.6, *1612)*

N/A	Flood hazard area (1612.3)
47.0	Elevation of structure

Other loads

N/A	Concentrated loads (1602.4)
N/A	Partition loads (7607.5)
N/A	Impact loads (1607.8)
N/A	Misc. loads *(Table* 7607.6, *1607.6:1,* 1607.7, *1607.12, 1607.13, 1610, 1611, 2404)*

BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE **04062**

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

HANDYMAN EQUIPMENT RENTAL

- ✓ Cover letter to Code Enforcement Office from Biskup Construction Dated 10/18/04
- ✓ All Purpose Building Permit Application
- ✓ Special Inspection letter; Bill Whited
- ✓ IBC **2003** Certificate from Bill Whited
- ✓ Building Code Certificate from Bill Whited
- ✓ Accessibility Certificate from Bill Whited
- ✓ Letter of Certification from Package Industries
- ✓ Package Industries Frame Cross Section
- ✓ AISC Package Certificate of Membership
- ✓ 11" **x** 17" Site & Floor Plan
- ✓ Letter from Planning Department
- ✓ Geo-tech report by **S.W.** Cole
- ✓ One Site Plan by Sebago Technics
- ✓ Two Cross sections by Package Industries
- ✓ Two Floor Plan and Elevation by Biskup Construction, Inc.
- ✓ Two Foundation Plan by Biskup Construction, Inc.

317 B 4
357 Riverside St

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

2004-0095
Application I. D. Number

5117/2004
Application Date

Watson Bradford M &
Applicant

357 Riverside St, Portland, ME 04103
Applicant's Mailing Address

Handyman Rental
Project Name/Description

Consultant/Agent

357 - 357 Riverside St, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 775-3441 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

317 B004001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) **Amendment to Subdivision P**

2,000 s.f. | | **84**
Proposed Building square Feet or # of Units | Acreage of Site | Zoning

Check Review Required:

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

Fees Paid: Site Pla **$400.00** Subdivision Engineer Review Date **511912004**

Zoning Approval Status:

Reviewer Marge S.

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
RECEIVED
MAY 20 2004

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ Condition Compliance _____ signature _____ 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 — date — amount — expiration date
☐ Inspection Fee Paid — date — amount
☐ Building Permit Issue — date
☐ Performance Guarantee Reduced — date — remaining balance — signature
☐ Temporary Certificate of Occupancy — date ☐ Conditions (See Attached) — expiration date
☐ Final Inspection — date — signature
☐ Certificate Of Occupancy — date
☐ Performance Guarantee Released — date — signature
☐ Defect Guarantee Submitted — submitted date — amount — expiration date
☐ Defect Guarantee Released — date — signature

Sebago Technics
Engineering Expertise You Can Build On

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

May 14, 2004
03375

Sarah Hopkins
Planning Department
City of Portland
389 Congress Street
Portland, Maine 04101

Submission of Site Plan Application and Subdivision Amendment
Handy Man Rental, Riverside Street

Dear Planning Staff

On behalf of Brad Watson, owner of Handyman Rental, I am pleased to submit the Site Plan and Amended Subdivision plans of Handyman Rental. The property is located on Riverside Street, east of Warren Ave on Tax Map 317, Lot 4 and a portion of Lot 6. Brad Watson owns both tax map Lots 4 and Lot 6. He would like to build a storage building for his rental equipment serving lot 4 which would encroach onto Lot 6 unless we amended the subdivision.

The purpose of this submission is to amend the subdivision containing Handyman's building to add a portion of his abutting Lot 6 to Lot 4. His 2,000 S.F. storage building is proposed on an existing gravel area used for equipment storage. The building will be used for equipment storage and is not a change of use. The proposed conveyance leaves lot 6 with sufficient area for the B4 Zone and provides the proposed building with adequate setbacks.

There is an existing ditch on the rear of the property that currently handles the storm water run off from the proposed building area. The building is proposed on an existing gravel equipment storage area considered to be an impervious surface. Thus proposed addition of the building will not create any additional storm water run off.

The applicant respectfully requests planning staff review of this project. We consider the subdivision amendment and the proposed building to be minor and can be handled by the planning staff without the planning board review. We have enclosed plans showing the proposed building and the proposed subdivision amendment. I have enclosed the $650 check for both applications and 9 copies of each plan with this letter.

Upon your review of this letter and application package, please call with any questions or comments. We look forward to meeting with you to discuss this project at your earliest conveyance. If you need any additional information or have any questions in the interim please feel free to contact me. ***Thank*** you for your consideration of this project.

Sincerely,

SEBAGO **TECHNICS, INC.**

Matthew W. Ek, PLS
Project Manager

MWE:mwe/dlf
Enc.

cc: Handyman Rental.

City of Portland Site Plan Application

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

Address of Proposed Development: 357 RIVERSIDE STREET	Zone: B4
2,000 S.F.	129,980

Tax Assessor's Chart, Block & lot:	Property owner's mailing address:	Telephone #:
Chart# 317 Block# Lot# 4	357 RIVERSIDE STREET PORTLAND, ME 04103	775-3441

Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#:	Project name:
MATTHEW EK SEBAGO TECHNICS, INC PO BOX 1339, ONE CHABOT ST WESTBROOK, ME 04098 .0277 (FAX 856 2207)	BRAD WATSON HANDYMAN RENTAL 357 RIVERSIDE STREET PORTLAND, ME 04103 PHONE 775-3441	HANDYMAN RENTAL EQUIPMENT STORAGE BUILDING

Proposed Development (check all that apply)

✓ New Building ___ Building Addition ___ Change of Use ___ Residential ___ Office ___ Retail
___ Manufacturing ✓ Warehouse/Distribution ___ Parking lot
___ Subdivision ($500.00) + amount of lots ___ ($25.00 per lot) $
___ Site Location of Development ($3,000.00)
(except for residential projects which shall be $200.00 per lot)
___ Traffic Movement ($1,000.00) ___ Stormwater Quality ($250.00)
___ Section 14-403 Review ($400.00 + $25.00 per lot)
___ Other___________________

Major Development (more than 10,000 sq. ft.)

___ Under 50,000 sq. ft. ($500.00)
___ 50,000 - 100,000 sq. ft. ($1,000.00)
___ Parking Lots over 100 spaces ($1,000.00)
___ 100,000 - 200,000 sq. ft. ($2,000.00)
___ 200,000 - 300,000 sq. ft. ($3,000.00)
___ Over 300,000 sq. ft. ($5,000.00)
___ After-the-fact Review ($1,000.00 + applicable application fee)

Minor Site Plan Review

✓ Less than 10,000 sq. ft. ($400.00)
___ After-the-fact Review ($1,000.00 + applicable application fee)

Plan Amendments

✓ Planning Staff Review ($250.00)
___ Planning Board Review ($500.00)

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

BRAD WATSON
HANDY MAN RENTAL
357 RIVERSIDE STREET
PORTLAND, MAINE 04103

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

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

Amendment to **Plans:** Amendment applications should include 6 separate pockets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

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

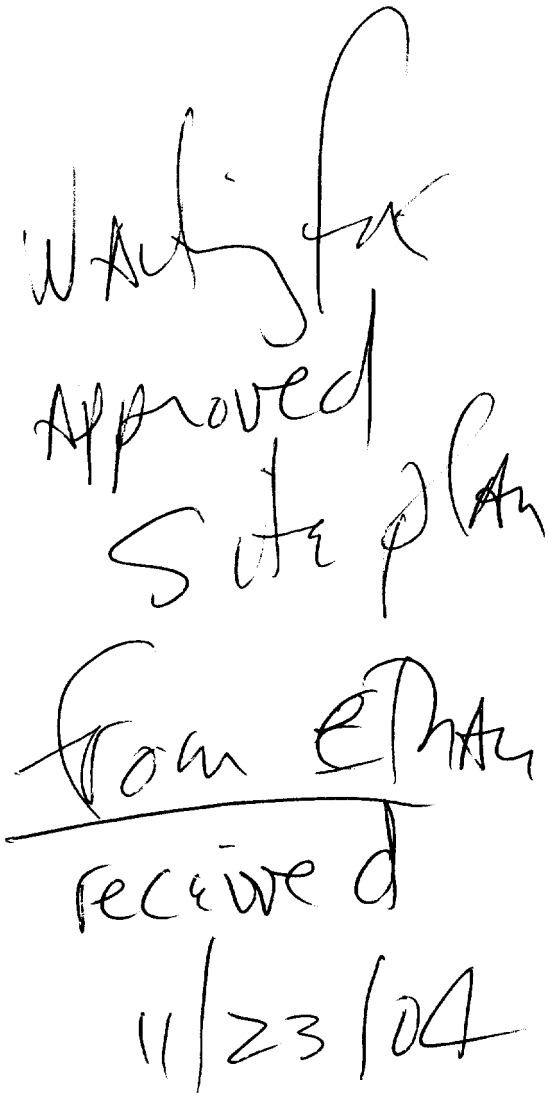
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall hove 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: [signature] Date: 5/17/04

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

From: Marge Schmuckal
To: Ethan Boxer-Macomber
Date: Fri, Nov 12,2004 3:50 PM
Subject: 357 Riverside St - Handyman rental

Ethan,
Can I get a stamped approved site plan for this project? It looks like you signed off on it a while back.
Thanks,
Marge



William E. Whited, Inc.
Architecture/Engineering/Interiors

William E. Whited, President

October 13, **2004**

Michael J. Nugent, Inspection Service Mgr.
Department of Planning & Development
City of Portland
389 Congress Street
Portland, ME 04101

RE: Handyman Rental Facility
357 Riverside Street, Portland

Dear Mr. Nugent:

S.W. Cole Engineering will be performing the special inspections for soil compaction, concreting, and structural steel erection.

Package Industries, Inc., will be shop fabricating the structural steel off-site and is being required to provide the special inspections of this fabrication. The professional engineer who prepared the design shall verify that the fabrication is in accordance with the design

Sincerely,

William E. Whited

William E. Whited
P.E., R.A.

pc: James Biskup
S. W. Cole Engineering
Package Industries, Inc.

317 B4
357 Riverside

1321 Washington Avenue, Portland, ME 04103
(207) 878-4530 Fax (207) 878-4533

STATEMENT OF SPECIAL INSPECTIONS

PROJECT Handyman Equipment Rental

LOCATION: 357 Riverside Street, Portland, ME

PERMIT APPLICATION: Biskup Construction, Inc.

APPLICANTS ADDRESS: 16 Danielle Drive

Windham, ME 04062

STRUCTURAL ENGINEER OF RECORD: Dean Mantelli. Packaee Industries. Inc.
NAME FIRM

ARCHITECT OF RECORD: William Whited, William E. Whited. Inc.
NAME FIRM

This Statement of Special Inspections is submitted in accordance with Section 1705.0 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to the project as well as the name of the Special Inspector, and the names of other Agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection *reports* to the Code Official and to the Registered Design Professional of Record. *All* discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Code Official and to the Registered Design Professional of Record. Interim reports shall be submitted to the Coda Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by *the* Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to *erect* or install the materials listed.

Prepared By:

William E. Whited, P.E., R.A.
NAME

William E. Whited 4-13-04
SIGNATURE DATE

Preparer's P.E. Seal

STATE OF MAINE
WILLIAM E. WHITED
1283
REGISTERED
PROFESSIONAL ENGINEER

Applicants Authorization:

SIGNATURE DATE

PRINT TITLE

Building Code Official:

SIGNATURE DATE

LIST OF AGENTS

PROJECT: Handyman Equipment Rental

STRUCTURAL ENGINEER OF RECORD: Dean Mantelli, Package Industries. Inc.
NAME FIRM

15 Harback Rd., Sutton, MA 01590
ADDRESS

ARCHITECT OF RECORD: William Whited. William E. Whited, Inc.
NAME FIRM

1321 Washington Ave., Portland, ME 04103
ADDRESS

Following is the List of Agents selected for performance of Special Inspections for this project.

	Name	Firm
1.	special Inspector	S.W. Cole Engineering, Inc.
2.	Testing Laboratory	S.W. Cole Engineering for soils testing
3.	Testing Laboratory	S.W. Cole Engineering for steel erection
4.		
5.		
6.		
7.		
8.		
9.		
10.		

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

317 B4

FROM: William E. Whited

RE: Certificate of Design

DATE: 10/18/04

These plans and / or specifications covering construction work on:

Handyman Equipment Building

357 Riverside Street

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

(SEAL)

STATE OF MAINE
WILLIAM E. WHITED 1283
REGISTERED PROFESSIONAL ENGINEER

Signature: William E. Whited

Title: Professional Engineer

Firm: William E. Whited Inc.

Address: 1321 Washington Avenue
Portland, Maine 04103

As per Maine State Law:

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

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

ACCESSIBILITY CERTIFICATE

Designer: William E. Whited

Address of Project: 357 Riverside Street

Nature of Project: Handyman Equipment Rental

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: William E. Whited

Title: Professional Engineer

(SEAL)

STATE OF MAINE
WILLIAM E. WHITED
1283
REGISTERED PROFESSIONAL ENGINEER

Firm: William E. Whited Inc.

Address: 1321 Washington Avenue

Portland, Maine 04103

Phone: 878-4532

317B4

AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.
One East Wacker Drive ■ Suite 3100 ■ Chicago, Illinois 60601-2000 ■ Telephone 312.670.2400 ■ Fax 312.670.5403

September 1, 2004

Mr. Tom Kilcoyne
Quality Manager
Package Industries, Inc.
15 Harback Road
Sutton, **MA** 01590

Dear Mr. **Kilcoyne:**

I am **pleased** to inform you that **based** on verification of compliance *of* the **listed** facility, Package Industries, Inc., with headquarters in **Sutton. MA,** has **been** recommended and **is** certified in **AISC** Quality Certification Category **MB,** Metal Building Systems. **Enclosed is** your certificate, which ***is*** valid until **September** 1, 2005. This certificate covers the following facility:

Package Industries, Inc.
Headquarters: Sutton, **MA**

Facility meeting program criteria:

Sutton, MA	**Design and Manufacturing**

Any public statement regarding certification **should be** limited to **the** following:

> **Package Industries, Inc., with headquarters in Sutton, MA, is certified by the American Institute of Steel Construction to have the personnel, organization, experience, capability, and commitment meeting the requirements of the Category MB, Metal Building Systems category(s) as set forth in the AISC Certification Program.**

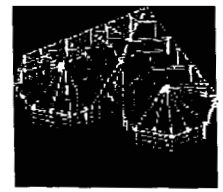
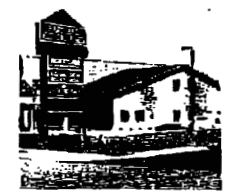
Non-AISC **members are** cautioned that the **use** of **the AISC** logo **is restricted** to **AISC** members only. The certification **logo** may **be** displayed **as** long **as** certification **is** maintained.

Congratulations on your success in this demanding program.

Sincerely,

H. Louis Gurthet, **P.E.**
President

Enclosures (Certificates)



AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.

AISC Metal Building Certification Program

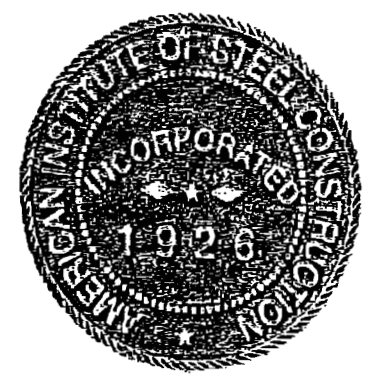
3134

Package Industries, Inc.

Headquarters: Sutton, MA

Facility meeting program criteria:

Sutton, MA — **Design and Manufacturing**



September 2005

President, American Institute of Steel Construction, Inc.

Certification valid through the last day of this month

Department of Planning & Development
Lee D. Urban, Director

CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegeman, AICP
Planning

John N. Lufkin
Economic Development

July 7,2004

Mr. Brad Watson
Handyman Rental
357 Riverside Street
Portland, ME 04103

3

RE: Handyman Rental – Equipment Storage Building
ID #2004-0095, CBL #3 17 13004001

Dear Mr. Watson,

On July 7, 2004 the Portland Planning Authority approved the proposed Handyman Rental Equipment Storage Building as presented in plans prepared by Sebago Technics dated May 10, 2004 and submitted to the City of Portland on May 17, 2004. This approval is based on the findings and subject to the provisions, requirements and conditions contained in this letter.

Findings

1. The project, as presented, is in conformance with the dimensional standards of the B-4 zone.

2. The project, as presented, is in conformance with the Site Plan Ordinance.

Provisions and Requirements

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.

(2) A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

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

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

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

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Conditions

1. The proposed for transfer of 29,865 s.f. of land to the subject parcel from the abutting parcel, as shown on plans prepared by Sebago Technics dated 5/10/2004, shall be recorded with the Cumberland County Registry of Deeds prior to issuance of a building permit.

2. During the construction phase, a sediment barrier such as a silt fence or other measure consistent with Best Management Practices shall be placed around the work area as **an** erosion control measure.

Appeal

Where the Planning Authority has finally disapproved a site plan, any person aggrieved may appeal the decision to the Planning Board within ten (10) days of the decision being rendered. Upon the taking of such appeal, the application shall be reviewed as if referred by the Planning Authority, except that the Planning Board may not decline to accept the reference.

If you have any questions regarding this approval, please contact me at 756-8083 or ebm@portlandmaine.gov.

Sincerely,

Ethan Boxer-Macomber, Planner

Cc: Alexander Jaegerman, Planning Division Director
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Eric Labelle, City Engineer
Correspondence File

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

2004-0095
Application I. D. Number

5/17/04
Application Date

Watson Bradford M &
Applicant

357 Riverside St, Portland, ME 04103
Applicant's Mailing Address

Handyman Rental
Project Name/Description

Consultant/Agent

357 - 357 Riverside St, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 775-3441 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

317 BO04001
Assessor's Reference Chart-Block-Lot

Proposed Development (check all that apply) ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☑ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) Amendment to Subdivision Pl

2,000 s.f. | | B4
Proposed Building square Feet or # of Units | Acreage of Site | Zonins

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 $400.00 Subdivision Engineer Review Date: 5/19/04

Planning Approval Status:

Reviewer Ethan Macomber

☐ Approved ☑ Approved w/Conditions See Attached ☐ Denied

Approval Date 7/7/04 Approval Expiration 7/7/05 Extension to I@ Additional Sheets Attached

☑ OK to Issue Building Permit Ethan Macomber 10/18/04
signature date

11/12/04 haven't received An Approved, Stamped Site Plan

Performance Guarantee ☐ Required* ☐ Not Required

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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issued	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date

received 11/23/04

C I N OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2004-0095
Application I. D. Number

5/17/04
Application Date

Watson Bradford M &
Applicant

357 Riverside St, Portland, ME 04103
Applicant's Mailing Address

Handyman Rental
Project Name/Description

Consultant/Agent

***357* - 357 Riverside St, Portland, Maine**
Address of Proposed Site

Applicant Ph: (207) 775-3441 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

317 B004001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

1. The proposed for transfer of 29,865 s.f. of land to the subject parcel from the abutting parcel, as shown on plans prepared by Sebago Technics dated 5/10/2004, shall be recorded with the Cumberland County Registry of Deeds prior to issuance of a building permit.
2. During the construction phase, a sediment barrier such as a silt fence or other measure consistent with Best Management Practices shall be placed around the work area as an erosion control measure.

BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

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

October 18, 2004

Mr. Michael Nugent
Code Enforcement Office
City of Portland
389 Congress Street
Portland, Maine 04101

31784

Dear Mike:

Please find attached a complete package of documents for the construction of a storage building for Handyman Equipment Rental at 357 Riverside Street.

This building is a 25'-0" x 80'-0" pre-engineered metal building manufactured by Package Industries located, in Sutton, **MA.** This building has a shed type roof with a 1:12 roof pitch with a low eave height of 12'-0". This building will be used for cold storage of equipment and will not have heat or electrical at this time.

William E. Whited is the Design Professional on this project and has submitted the appropriate forms, including Special Inspections, for the project.

Rich McCarthy of the State Fire Marshall's office has been contacted and does not need to review this project unless the City of Portland requires it.

This project has received planning department approval and Jay Reynolds has waived any performance guarantees due to the nature of the project.

If you have any questions regarding this project, please feel free to contact me at 892-9800.

Sincerely,

James I. Biskup
President

Applicant: Handyman Rental Date: 11/23/04

Address: 357 Riverside C-B-L: 317-B-4 & part of 6

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-4

Interior or corner lot -

Proposed Use/Work - to construct 25'x80' bldg for storage of equipt

Sewage Disposal - private

Lot Street Frontage - 60' min - 130' shown

Front Yard - 20' min - - 300'+ shown

Rear Yard - 20' min - 40' at closest scaled

Side Yard - 10' min 80' & 135' scaled

Projections - N/A

Width of Lot - 60' min - 130'+ shown

Height - 65' max - 14'1" shown

Lot Area - 10,000 sf min 129,980 sf given (2.98 acres)

Lot Coverage/ Impervious Surface - 80% max or 103984 sf max or at least 25,996 sf pervious or (27,000 sf pervious shown)

Area per Family - N/A

Off-street Parking - 2 extra parking req - 20+ shown

Loading Bays - 4 new loading bays shown

Site Plan - minor # 2004-0095

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

Package Industries, Inc.

15 Harback Road **Sutton,** MA 01590
TEL (508) 865-5871 FAX:(508) 865-9130 Email sales@pkgmall.com

Letter of Certification (Page 1 of 2)

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

Project:
Handyman Rental
Portland, ME 04103

Date: 10/1212004
Project ID: 0409-072

Overall Building Description

Width (ft.)	Length (ft.)	Left Eave (ft.)	Right Eave (ft.)	Left Pitch (:12)	Right Pitch (:12)	Peak Height (ft.)	Ridge Offset (ft.)
25.0	80.0	12.0	14.08	1.0	N/A	14.08	25.0

This is to certify the above referenced building and its components have been designed in accordance with Package Industries, Inc.'s standard design practices and established pertinent procedures and recommendations of the following Organizations and/or Specifications.

Snow Loads

Ground Snow (Pg) : 60.0 psf

Snow Importance Factor (Is) : 1.0
Flat Roof Snow (Pf) : 50.4 psf
Sloped Roof Factor (Cs) : 1.0

Design Roof Snow : 50.4 *psf*
% Snow Used in Seismic : 20

Roof Dead, Collateral & Live Loads

Live Load : 20 *psf*

Wind Directionality Factor (Kd) : 0.85
Wind Topographic Factor (Kzt) : 1.0

Seismic Loads

Seismic Hazard Group : I

1.0 Sec Spectral Response (S_1) : 0.078
Design Spectral Response (Sds) : 0.329
Design Spectral Response (Sd_1) : 0.125

Soil Profile : D
Response Modification (OMF),R : 3.0
Response Modification (OCBF),R : 5.0

Deflection Amplification (OMF),Cd : 3.0

Auxilary Load(s)

None

Package Industries, Inc.

15 Harback Road Sutton, MA 01590
TEL (508) 865-5871 FAX:(508) 865-9130 Email sales@pkgmail.com

Letter of Certification (Page 2 of 2)

Customer:	***Project:***	***Date:*** 1011212004
Biskup Construction Inc.	Handyman Rental	***Project ID:*** 0409-072
16 Danielle Drive Windham, ME 04062	Portland, ME 04103	

Additional Structural Material may be fabricated and provided for use in a Package Industries, Inc. building by any of the following fabricators:

Panels and Trims:

MBCI/NCI Building Components	Rome, ***NY***
MBCI/NCI Building Components	Richmond, VA
MBCI/NCI Building Components	Atlanta, **GA**

Barjoist and Decking:

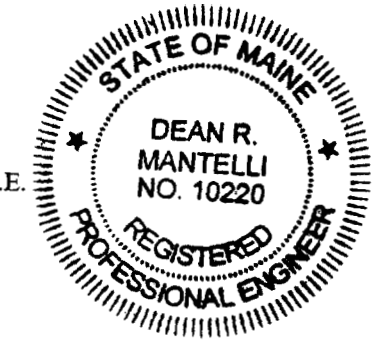
Canam Steel Corp.	Point of Rocks, MD
Canam Steel Corp.	Columbus, OH
John W. Hancock, Jr., Inc.	Salem, **VA**
Vulcraft Div., Nucor Corp.	St. Joe, IN
SMI Joist Company	Hope, Arkansas

This Letter of Certification applies solely to the building and its component parts as furnished by Package Industries, Inc., and specifically excludes any foundation, masonry, general contract work, materials or components not furnished by Package Industries, Inc., or any unauthorized modifications to framing systems furnished by Package Industries, Inc.. Inspections and/or erection certifications are not by Package Industries, Inc..

The Design and Certification for this project is in accord with the provisions and loads specified in the Order Documentation. The buyer is responsible for verifying that the specified loads above are in compliance with the local regulatory authorities.

Sincerely,

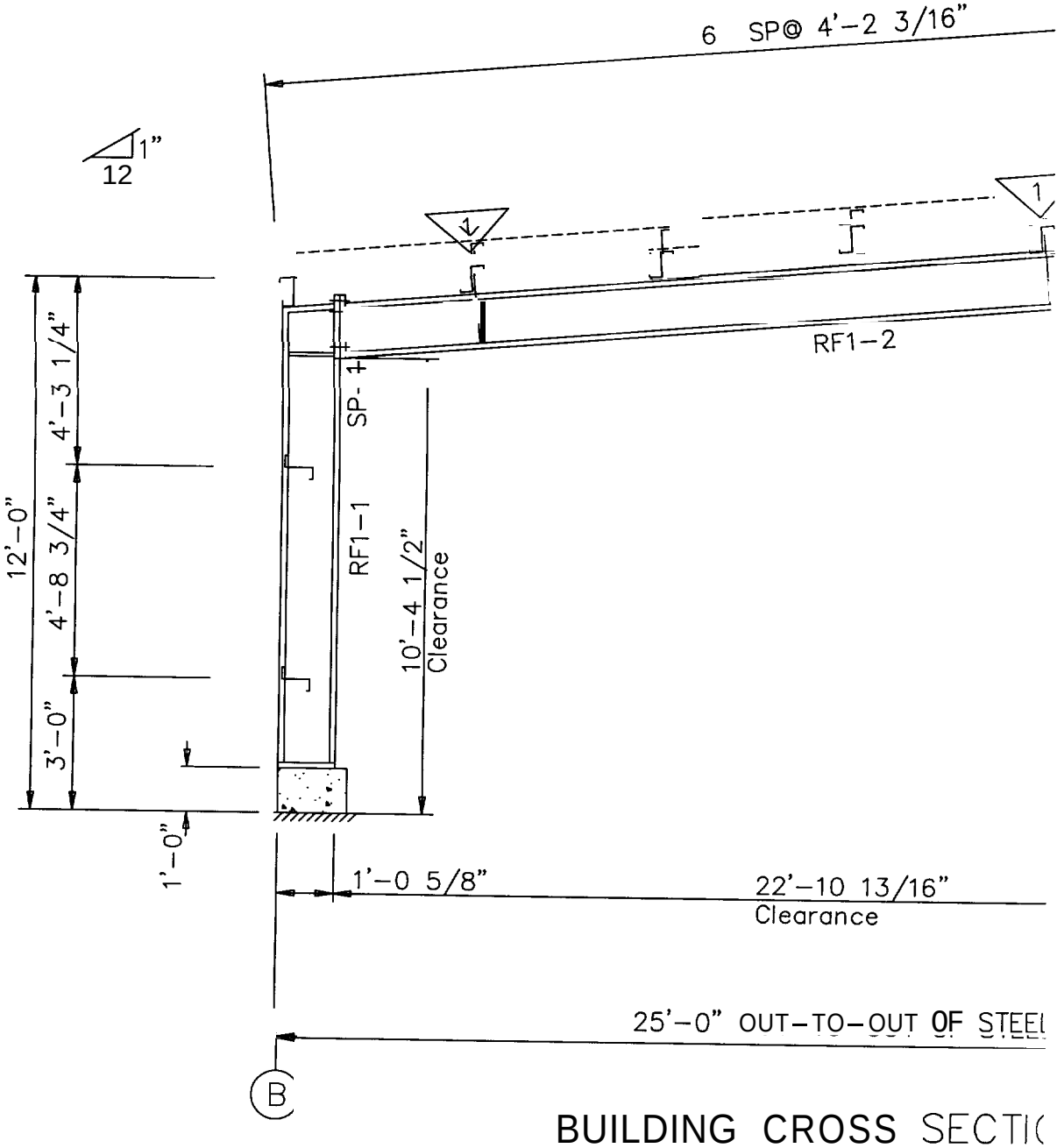
Dean R. Mantelli P.E.



SPLICE BOLTS						
Splice Mark	Quan Top/Bot/Int			Bolt Type	Dia	Len
Sp- 1	4	2	0	A325	0.750	2.50
Sp- 2	4	2	0	A325	0.750	2.00

FLANGE BRACE TABLE			
▽ ID	MARK	LENGTH (in)	SIDES
1	FB2A	25.500	1

FBxA - 2"x2"x1/8"
FBxB - 2-1/2"x2-1/2"x3/16"



BUILDING CROSS SECTI(

FOR FRAME LINE 1 2 3 4 5