

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

## BUILDING INSPECTION

### PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 080099

PERMIT ISSUED  
JUN 23 2008

This is to certify that 176 RIVERSIDE INDUSTRIAL PARKWAY LLC / Patco Construct

has permission to 6,090 sf Pre-engineered building for wholesale store.

AT 176 RIVERSIDE IND PKWY 330 H003001

provided that the person or persons firm or person accepting this permit shall comply with all of the provisions of the Statutes of this State 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 loaded or service closed-in. 24 HOUR NOTICE REQUIRED.

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

#### OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*[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: 08-0099	Issue Date:	CBL: 330 H003001
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Location of Construction: 176 RIVERSIDE IND PKWY	Owner Name: 176 RIVERSIDE INDUSTRIAL PA	Owner Address: PO BOX 817	Phone: 781-449-0936
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone: 2073245574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: I-M

Past Use: Vacant wooded lot	Proposed Use: Commercial wholesale storage	Permit Fee: \$3,405.00	Cost of Work: \$330,514.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 51 Type: 5B 4/14/08 Signature: [Signature]	

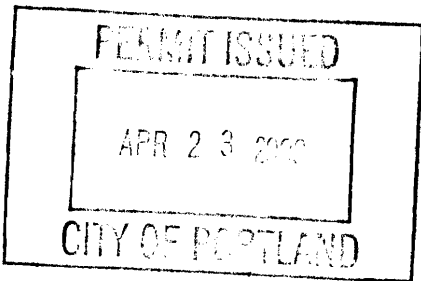
**Proposed Project Description:**  
6,090 sf Pre-engineered building for wholesale storage.

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

Permit Taken By: lmd	Date Applied For: 02/01/2008	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 1 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0004</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/17/08</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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**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: 08-0099	Date Applied For: 02/01/2008	CBL: 330 H003001
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<b>Location of Construction:</b> 176 RIVERSIDE IND PKWY	<b>Owner Name:</b> 176 RIVERSIDE INDUSTRIAL PA	<b>Owner Address:</b> PO BOX 817	<b>Phone:</b> 781-449-0936
<b>Business Name:</b>	<b>Contractor Name:</b> Patco Construction	<b>Contractor Address:</b> 1293 Main St Sanford	<b>Phone:</b> (207) 324-5574
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Industrial	

<b>Proposed Use:</b> Commercial wholesale storage	<b>Proposed Project Description:</b> 6,090 sf Pre-engineered building for wholesale storage.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/17/2008  
**Note:** **Ok to Issue:**

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 04/13/2008  
**Note:** **Ok to Issue:**

- 1) Additional pre construction condition:
  - 5) The Architect of record must file a Code Compliance and Handicap accessibility certification form prior to the issuance of the permit.

I could only find the engineer's Cert form, specifically excluding the architectural design and no accessibility form at all.

Thanks!
- 2) 4) The City will not be able to issue required plumbing, electrical or HAVC permits without stamped construction documents. Separate permits are required for these installations prior to commencement of those phases of the project.
- 3) 3) The wood frame header schedule referenced on page A1 must be submitted and approved prior to commencement of interior framing.
- 4) 2) No Storage or use of any kind is allowed above the offices or restrooms.
- 5) 1) If rack storage, as contemplated in Section 2208, is to be used, separate stamped plans must be submitted and approved and a separate permit is required.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 03/20/2008  
**Note:** **Ok to Issue:**

- 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 2) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance

**Dept:** Public Works      **Status:** Open      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:**      **Ok to Issue:**

<b>Location of Construction:</b> 176 RIVERSIDE IND PKWY	<b>Owner Name:</b> 176 RIVERSIDE INDUSTRIAL PA	<b>Owner Address:</b> PO BOX 817	<b>Phone:</b> 781-449-0936
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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Industrial	

<b>Dept:</b> Parks	<b>Status:</b> Open	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Greg Cass	<b>Approval Date:</b> 02/06/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> DRC	<b>Status:</b> Open	<b>Reviewer:</b>	<b>Approval Date:</b> 4/23/08
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Planning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Shukria Wiar	<b>Approval Date:</b> 03/16/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b>	<b>Status:</b>	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

**Comments:**  
3/17/2008-mes: received stamped approved plan 3/10/08 from planning  
4/2/2008-ldobson: Jeanie, These are the questions that were sent to the engineer for the Patco Permit on Sunday. Please let the Patco Staff know 4/2/2008 7:55:07 PM  
>>> Mike Nugent 03/30/08 7:23 PM >>>  
I have commenced the review and have the following questions or need the following information:

- 1) The VP structural plans were not included with the permit package, please submit these.
- 2) What will be stored in the building specifically?
- 3) On the page 3 certification form the type of construction is called "II000" please translate this into IBC language.
- 4) On the VP letter of certification, it states that the building system is NOT detailed for Seismic. Please explain.
- 5) There are no plans for Mechanical, plumbing or electrical. Please explain.

Thanks,  
Mike Nugent  
Consulting Plans Examiner  
City of Portland

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Industrial	

4/13/2008-ldobson: To All: 4/13/2008 11:43:15 AM

I still am awaiting som key information that was requested on 3/30! We can move very quickly on this, if I can get this info

1) Most fundamentally I need to know what type of construction you are intending that the project be reviewed as. The Certification implies an NFPA Type 2. If you are intending that this be a type 2 IBC classification, the office/restroom walls and storage are floors cannot be of wood frame as shown in John E.'s plans. Without this I can't go very far and again, I requested this on the 30th of March.

2) The storage area above the offices will need stair access and Guard protection, if it is to be used as storage of any kind.

3) The header schedule referenced on page A1 appears to have been omitted.

4) The City will not be able to issue required plumbing, electrical or HAVC permits without stamped construction documents. This will be a condition on the main permit , but will not hold up the main permit.

If you have questions please call me at 329-2354.

Thanks,  
Mike

4/13/2008-ldobson: Also we'll need to address method of storage, ie rack storage etc. 4/13/2008 11:46:12 AM

>>> Mike Nugent 04/13/08 11:43 AM >>>

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Industrial	

4/14/2008-ldobson: Thanks John, I'll approach the permit with those thoughts in mind. 4/14/2008 7:46:45 PM

>>> "John W. Einsiedler, R.A." <je@johnarchitect.com> 04/14/08 2:31 PM >>>

Mike:

I think the easiest way to address the use of wood studs and at the water closets/office is to classify the building as Type V unprotected. It still meets all the requirements for space and bulk for the top of building.

In discussions with Patco it is my understanding that there is no storage planned over the water closets/office.

If you need anything else, please let me know.

John  
John W. Einsiedler, R.A.  
148 Sea Road  
Kennebunk, Maine 04043  
207-985-9760

<http://www.johnarchitect.com>

On Apr 13, 2008, at 11:46 AM, MIke Nugent wrote:

> Also we'll need to address method of storage, ie rack storage etc.

>

>>>> Mike Nugent 04/13/08 11:43 AM >>>>

> To All:

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>  
> Thanks,  
> Mike  
>  
>  
2/4/2008-mes: waiting for a stamped approved site plan from planning (Shukria).

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   The final report of Special Inspections shall be submitted prior to the issuance of the Certificate of Occupancy

  X   Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

  X   Re-Bar Schedule Inspection: Prior to pouring concrete

  X   Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

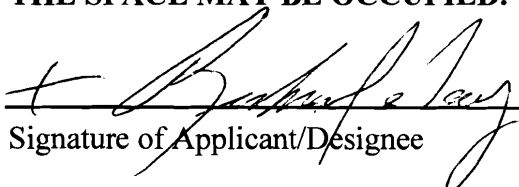
  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

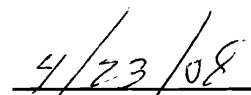
  X   Underground electrical inspection prior to pouring concrete

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  
\_\_\_\_\_  
Date



**BUILDING PERMIT INSPECTION PROCEDURES**

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\_\_\_\_\_  
Signature of Inspections Official

4-23-08  
Date



# Certificate of Design

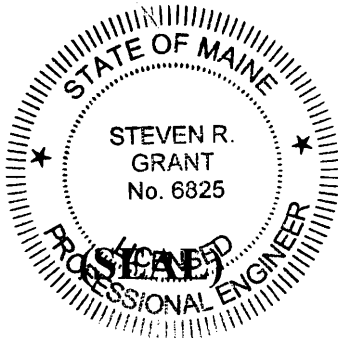
Date: JANUARY 8, 2008

From: STEVEN R. GRANT, P.E.

These plans and / or specifications covering construction work on:

ICP B0  
176 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND

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.

Address: PO BOX 925  
GRAY, ME 04039

Phone: 207-657-7323

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



## Quality Assurance Plan

SRG Job#07-099

To: City of Portland Code Enforcement Department  
From: Steven R. Grant, President  
Date: January 8, 2008  
Subject: ICP BO: Quality Assurance Plan  
Project Location: 176 Riverside Industrial Parkway, Portland

---

The superstructure is a pre-engineered metal building as designed and manufactured by Varco-Pruden sold by PATCO Construction. Seismic and wind resisting lateral support will be provided by Braced Frames in each direction. SRG Engineering provided foundation design and has been retained by PATCO Construction to be the "Special Inspection Coordinator".

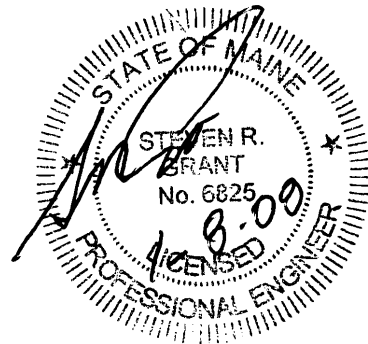
SRG Engineering has subcontracted with S.W. Cole Engineering (contact Craig Turcotte or Roger Domingo at 657-2866) to provide metal roof deck and structural steel connection review, frame bolts, and anchor bolts. Bolts at moment connections will be checked for proper tension/torque and shear connections will be checked for all plies to be in firm contact per AISC. In addition, S.W. Cole Engineering is to provide field review of foundation reinforcing (footings/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 PATCO Construction notify SRG Engineering and S.W. Cole Engineering a minimum of 48 hours prior to all required site visits.

Please call should you have questions.

Steven R. Grant, P.E.  
President

SRG:srg





**Quality Assurance Plan**

SRG Job#07-099

To: City of Portland Code Enforcement Department  
 From: Steven R. Grant, President  
 Date: January 8, 2008  
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 Project Location: 176 Riverside Industrial Parkway, Portland

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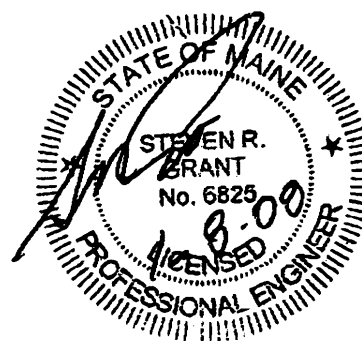
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Please call should you have questions.

Steven R. Grant, P.E.  
 President

SRG:srg





Letter of Certification

Date: 1/18/2008
Time: 11:47:05 AM
Page: 1 of 2

Letter of Certification

Contact: Bill Rudman or Jason Gardner
Name: PAVCO Construction, Inc
Address:

Project: International Car Parts
Builder: POC 2735
Jobsite: 176 Riverside Industrial Parkway

City/State: Sanford, Maine 04073
Country: United States

City/State: Portland, Maine 04104
County/Country: Cumberland, United States

This is to certify that the above referenced VP BUILDINGS project has been designed for the applicable portions of the following Building Code and in accordance with the order documents which have stipulated the following applied environmental loads and conditions:

Overall Building Description

Table with 11 columns: Shape, Overall Width, Overall Length, Floor Area (sq ft), Wall Area (sq ft), Roof Area (sq ft), Max Eave Height, Min Eave Height 2, Max Roof Pitch, Min Roof Pitch, Peak Height. Row 1: ICP, 70'0"0, 87'0"0, 6090, 6568, 6111, 25'10"0, 18'0"0, 1:000.12

Loads and Codes - Shape: ICP

City: Portland County: Cumberland State: Maine Country: United States
Building Code: 2003 International Building Code Built Up: 89/AISC Runtall: 4.00 inches per hour
Building Use: Standard Occupancy Structure Cold Form: 04/ANSI

Dead and Collateral Loads

Collateral Gravity: 3.00 psf
Collateral Uplift: 0.00 psf

Roof Coverage - Second: Dead Load: 2.03 psf
Frame Weight (assumed for seismic): 2.50 psf

Live Load

Live Load: 20.00 psf - Not Reducible

Wind Load

Wind Speed: 100.00 mph
Wind Exposure (Factor): B (0.701)
Parts Wind Exposure Factor: 0.701

Snow Load

Ground Snow Load: 70.00 psf
Design Snow (Sloped): 44.10 psf
Snow Exposure Category (Factor): 1 Fully Exposed Seismic Hazard: Use Group: Group 1 (0.90)
Snow Importance: 1.000
Thermal Category (Factor): Heated (1.00)
Ground - Roof Conversion: 0.70
% Snow Used in Seismic: 20.00
Seismic Snow Load: 8.82 psf
Unobstructed: Slippery Roof

Seismic Load

Mapped Spectral Response - Ss: 40.00 %ag
Mapped Spectral Response - S1: 10.00 %ag
Seismic Hazard: Use Group: Group 1 (0.90)
Seismic Importance: 1.000
Seismic Performance: Design Category: C
System NOT detailed for Seismic
Framing Seismic Period: 0.3188
Bracing Seismic Period: 0.1956
Framing R-Factor: 3.0000
Bracing R-Factor: 3.0000
Soil Profile Type: Stiff soil (D-4)
Frame Redundancy Factor: 1.0000
Brace Redundancy Factor: 1.0000
Frame Seismic Factor (Cs): 0.1316 x W
Brace Seismic Factor (Cs): 0.1316 x W

Wind Enclosure: Enclosed
Wind Importance Factor: 1.000
Topographic Factor: 1.0000

NOT Windborne Debris Region
Base Elevation: 0'0"0
Primary Zone Strip Width: 14'0"0
Parts - Portions Zone Strip Width: 7'0"0
Basic Wind Pressure: 15.24 psf

Per Article 2.9 in the Builder Agreement, VP Buildings assumes that the Builder has called the local Building Official or Project Engineer to obtain all code and loading information for this specific building site.

The steel design is in accordance with VP BUILDINGS standard design practices, which have been established based upon pertinent procedures and recommendations of the following organizations:

- American Institute of Steel Construction (AISC)
American Iron and Steel Institute (AISI)
American Welding Society (AWS)
American Society for Testing and Materials (ASTM)
Canadian Standards Association
CSA W 59-Welded Steel Construction
Limit State Design of Steel Structures
Metal Building Manufacturers Association (MBMA)
VP Buildings is certified by:
- AISC-MBMA Certified (Design and Manufacturer)
- CSA A666-Certified (Design and Manufacturer)
- IAS-Approved Fabricator
- Canadian Welding Bureau Div. 1-Certified



# Letter of Certification

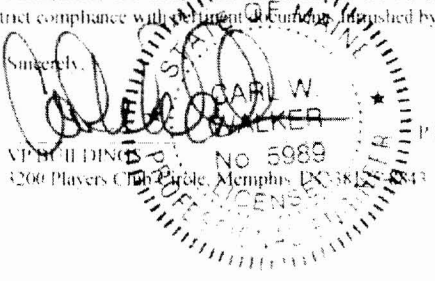
Date: 1/18/2008  
Time: 11:47:05 AM  
Page: 2 of 2

VP Buildings has designed the structural steel components of this building in accordance with the Building Code, Steel Specifications and Standards indicated above. Steel components are designed utilizing the following steel grades unless noted otherwise:

- 3 Plate members fabricated from plate, bar, strip steel or sheets
  - ASTM A529, A572, A1011 - All Grade 55 ksi
- Hot Rolled Shapes (W, S, C, Angles, etc.)
  - ASTM A6, or ASTM A36Mod50, A579, A572, A588, A709, A992 - All Grade 50 ksi
- Tube and Pipe Sections ASTM A500 Grade B (Fy = 42 ksi pipe, Fy = 46 ksi tube)
- Light Gauge Sections ASTM A1011 SS Grade 55 ksi, A653 SS Grade 55 ksi
- Round Rod Braeing ASTM A572 Grade 65 ksi

This certification DOES NOT apply to the design of the foundation or other on-site structures or components not supplied by VP BUILDINGS, nor does it apply to unauthorized modifications to framing systems provided by VP BUILDINGS. Furthermore, it is understood that this certification is based upon the premise that all components furnished by VP BUILDINGS will be erected or constructed in strict compliance with relevant building codes furnished by VP BUILDINGS.

Sincerely,



Prepared by: AMJ      Reviewed by: \_\_\_\_\_

VP BUILDINGS  
3200 Players Circle, Memphis, TN 38117-4433



# Envelope Compliance Certificate

## 2003 IECC

Report Date: 01/24/08

Data filename: C:\Documents and Settings\jbell\Local Settings\Temporary Internet Files\OLK7A\International Car Parts (2).cck

### Section 1: Project Information

Project Type: **New Construction**

Project Title :

Construction Site:

Owner/Agent:

Designer/Contractor:

ICP

### Section 2: General Information

Building Location (for weather data): **Portland, Maine**  
 Climate Zone: **15**  
 Heating Degree Days (base 65 degrees F): **7378**  
 Cooling Degree Days (base 65 degrees F): **268**  
 Vertical Glazing / Wall Area Pct.: **1%**

#### Building Type

Storage, Industrial and Commercial

#### Floor Area

6090

### Section 3: Requirements Checklist

**Envelope PASSES: Design 5% better than code.**

#### Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Roof without Thermal Blocks	6090	19.0	0.0	0.101	0.053
Exterior Wall 1: Metal Frame, 16" o.c.	6437	19.0	0.0	0.114	0.075
Window 1: Metal Frame with Thermal Break:Double Pane, Clear, SHGC 0.60	32	---	---	0.470	0.526
Door 1: Glass, Clear, SHGC 0.68	42	---	---	0.570	0.526
Door 2: Overhead	336	---	---	0.060	0.122
Door 3: Solid	42	---	---	0.130	0.122
Interior Wall 1: Metal Frame, 16" o.c.	416	19.0	0.0	0.110	0.122
Floor 1: Slab-On-Grade:Unheated	314	---	---	---	---

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

#### Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- 6. Cargo doors and loading dock doors are weather sealed.
- 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.

8. Building entrance doors have a vestibule and equipped with closing devices.

*Exceptions*

Building entrances with revolving doors

Doors that open directly from a space less than 3000 sq. ft. in area.

9. Vapor retarder installed.

## Section 4: Compliance Statement

*Compliance Statement:* The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COMcheck Version 3.5.2 and to comply with the mandatory requirements in the Requirements Checklist.

---

Name - Title

Signature

Date

### Project Notes:

Previously saved project information:

International Car Parts

176 Riverside Industrial Parkway

Portland, Maine

Patco Construction

1293 Main St

Sanford, Maine

John W. Einsiedler, R.A.

148 Sea Road

Kennebunk, Maine





# Certificate of Design Application

From Designer:

STEVEN R. GRANT, P.E.

Date:

JAN 8, 2008

**SRG ENGINEERING, INC.**

**PO BOX 925**

Job Name:

ICP Bo

**GRAY, ME 04039**

Address of Construction:

176 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) SI (Per JOHN ENSIELER, ARCHITECT)  
 Type of Construction II 000 TYPE 5B PER JOHN ENSIELER  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES ENSIELER  
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) N/A  
 Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) YES Done By JEFF & MAHER

### Structural Design Calculations

NOT NEED Submitted for all structural members (106.1 - 106.11)  
(SEE VP. STAMPS PLAN)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use

Loads Shown

<u>N/A</u>	

### Wind loads (1603.1.4, 1609)

yes Low-use  
Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1809.3)

II, 1.00 Building category and wind importance Factor,  $w$   
table 1604.5, 1609.5)

B Wind exposure category (1609.4)

'ENCLOSED' Internal pressure coefficient (ASCE 7)

15.2 Component and cladding pressures (1609.1.1, 1609.6.2.2)

15.2 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

yes Design option utilized (1614.1)

I Seismic use group ("Category")

S<sub>as</sub> = 0.3947, S<sub>d</sub> = 0.1600 Spectral response coefficients, S<sub>D</sub>s & S<sub>D1</sub> (1615.1)

D Site class (1615.1.5)

N/A Live load reduction

20 psf ~~Roof live loads~~ (1603.1.2, 1607.11)

P<sub>g</sub> = 70, P<sub>s</sub> = 44.1 Roof snow loads (1603.7.3, 1608)

P<sub>g</sub> = 70 psf Ground snow load, P<sub>g</sub> (1608.2)

44.1 If P<sub>g</sub> > 10 psf, flat-roof snow load  $p_f$

0.90 If P<sub>g</sub> > 10 psf, snow exposure factor,  $C_e$

1.00 If P<sub>g</sub> > 10 psf, snow load importance factor,  $I_s$

1.00 Roof thermal factor,  $C_t$  (1608.4)

N/A Sloped roof snowload,  $p_s$  (1608.4)

C Seismic design category (1616.3)

BRACED FRAMES Basic seismic force resisting system (1617.6.2)

3.0 Response modification coefficient,  $R$ , and

deflection amplification factor  $C_d$  (1617.6.2)

E.L.F. Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

Elevation of structure

### Other loads

N/A Concentrated loads (1607.4)

Partition loads (1607.5)

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

(THE ABOVE INFORMATION IS BASED ON DATA PROVIDED BY U.P. METAL BUILDING PE STAMPED 1-01-08)



SRG Job#07-099

To: City of Portland Code Enforcement Department  
From: Steven R. Grant, President  
Date: January 8, 2008  
Subject: ICP BO: Quality Assurance Plan  
Project Location: 176 Riverside Industrial Parkway, Portland

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Seismic and wind resisting lateral support will be provided by Braced Frames in each direction.

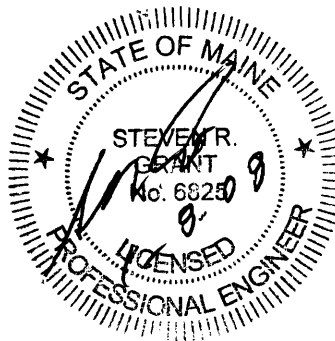
SRG Engineering has subcontracted with S.W. Cole Engineering (contact Craig Turcotte or Roger Domingo at 657-2866) to provide metal roof deck and structural steel connection review, frame bolts, and anchor bolts. Bolts at moment connections will be checked for proper tension/torque and shear connections will be checked for all plies to be in firm contact per AISC. In addition, S.W. Cole Engineering is to provide field review of foundation reinforcing (footings/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 PATCO Construction notify SRG Engineering and S.W. Cole Engineering a minimum of 48 hours prior to all required site visits.

Please call should you have questions.

Steven R. Grant, P.E.  
President

SRG:srg



# Statement of Special Inspections

Project: ICP B0

Location: 176 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND, ME

Owner: PATEO CONSTR, INC.

Design Professional in Responsible Charge: SRG ENGINEERING / 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* documenting 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

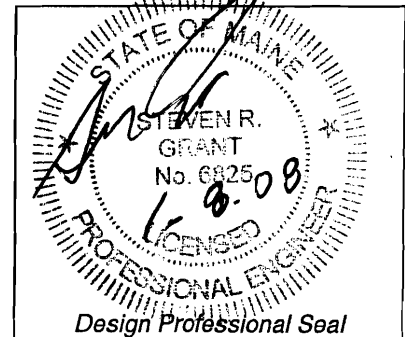
(type or print name)

[Signature]

Signature

1-08-08

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. PO BOX 925 GRAY, ME 04039	207-657-7323 207-657-7342 (FAX) 207-233-6261 (Cell)
2. Inspector		<i>srge@srgea.com</i>
3. Inspector		
4. Testing Agency <i>Roger Domingo</i> or <i>CARIE TURCOTE</i>	<i>J. W. COLE ENG, INC.</i>	<i>286 PORTLAND MAIN</i> <i>GRAY, ME 04039</i> <i>(207) 657-2866</i> <i>rdomingo@jswcole.com</i>
5. Testing Agency		
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.

*R.D.P. is Being Administered by Parco Construction*

# Quality Assurance Plan

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## Quality Assurance for Seismic Resistance

Seismic Design Category **C**

Quality Assurance Plan Required (Y/N) — **SEE ATTACHED**

Description of seismic force resisting system and designated seismic systems:

**BRACE FRAMES EACH DIRECTION AT  
EXTERIOR WALL FRAME LINES**

## Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) **100 mph**

Wind Exposure Category **B**

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

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

**(SAME AS SEISMIC ABOVE)**

## Statement of Responsibility

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

**(VP)**  
**STRUCTURAL STEEL FABRICATOR AND WELDER MUST  
SUBMIT THIS.**

# 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
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### **Other**

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Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	PE/GE (4)	Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.  Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill
2. Controlled Structural Fill	PE/GE (4)	Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.  Inspect placement, lift thickness and compaction of controlled fill.  Test density of each lift of fill by nuclear methods (ASTM D2922)  Verify extent and slope of fill placement.
3. Deep Foundations  (NA)	PE/GE	Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.  Inspect piles for damage from driving and plumbness.  Verify pile size, length and accessories.  Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.
4. Load Testing  (NA)		
4. Other:		

Item	Agency # (Qualif.)	Scope
1. Mix Design	<p>① ④ ACI-CCI ICC-RCSI</p>	<p>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.</p>
2. Material Certification		
3. Reinforcement Installation	<p>④ ACI-CCI ICC-RCSI</p>	<p>Inspect size, 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</p>
4. Post-Tensioning Operations	<p>NA ICC-PCSI</p>	<p>Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.</p>
5. Welding of Reinforcing	<p>NA AWS-CWI</p>	<p>Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.</p>
6. Anchor Rods	<p>④</p>	<p>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.</p>
7. Concrete Placement	<p>④ ACI-CCI ICC-RCSI</p>	<p>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</p>
8. Sampling and Testing of Concrete	<p>④ ACI-CFTT ACI-STT</p>	<p>Test concrete compressive strength (ASTM C31 &amp; C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).</p>
9. Curing and Protection	<p>④ ACI-CCI ICC-RCSI</p>	<p>Inspect curing, cold weather protection and hot weather protection procedures.</p>
10. Other:		



Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input checked="" type="checkbox"/> Fabricator Exempt (V.P.)	AWS/AISC- SSI ICC-SWSI	Review shop fabrication and quality control procedures.  Done By V.P. - Not Lead
2. Material Certification	204 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  NA		Inspect installation, field welding and bridging of joists.
4. Bolting	4 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  NA	AWS-CWI  ASNT	Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds.  Ultrasonic testing of all full-penetration welds.
6. Shear Connectors  NA	AWS/AISC- SSI ICC-SWSI	Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.
7. Structural Details	PE/SE 1	Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.
8. Metal Deck <i>e roof</i>	4 AWS-CWI	Inspect welding and side-lap fastening of metal roof and floor deck.
9. Other:		

# Masonry

Required Inspection Level:  1  2

Item	Agency # (Qualif.)	Scope
1. Material Certification	① ④	
2. Mixing of Mortar and Grout	④ ICC-SMSI	Inspect proportioning, mixing and retempering of mortar and grout.
3. Installation of Masonry	④ ICC-SMSI	Inspect size, layout, bonding and placement of masonry units.
4. Mortar Joints	④ ICC-SMSI	Inspect construction of mortar joints including tooling and filling of head joints.
5. Reinforcement Installation	④ ICC-SMSI AWS-CWI	Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel.
6. Prestressed Masonry NIA	ICC-SMSI	Inspect placement, anchorage and stressing of prestressing bars.
7. Grouting Operations	④ ICC-SMSI	Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.
7. Weather Protection	④ ICC-SMSI	Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.
9. Evaluation of Masonry Strength NIA	ICC-SMSI	Test compressive strength of mortar and grout cube samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314). (Only verticals only 24" High.)
10. Anchors and Ties	④ ICC-SMSI	Inspect size, location, spacing and embedment of dowels, anchors and ties.
11. Other:		



# 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: 176 Riverside Industrial Parkway		
Total Square Footage of Proposed Structure/Area 6,090		Square Footage of Lot 42,571
Tax Assessor's Chart, Block & Lot: Chart#      Block#      Lot#  Map 330-H-003-001	Applicant <b>'must</b> be owner, Lessee or Buyer' Name 176 Riverside Industrial Parkway, LLC Address PO Box 817 City, State & Zip Needham, MA 02494	Telephone:  781-449-0936
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 330,514.00 C of O Fee: \$ 75.00 Total Fee: \$ 3,400.10
Current legal use (i.e. single family) <u>NA</u> If vacant, what was the previous use? <u>Wooded</u> Proposed Specific use: <u>Wholesale Storage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>6,090 sf pre-engineered building for wholesale storage</u>		
Contractor's name: <u>Patco Construction, Inc</u> Address: <u>1293 Main Street</u> City, State & Zip <u>Sanford, ME 04073</u> Telephone: <u>324-5574</u> Who should we contact when the permit is ready: <u>Rick Day</u> Telephone: <u>324-5574</u> Mailing address: <u>1293 Main Street, Sanford, ME 04073</u>		

FEB - 1 2008

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov) or stop by the Inspections Division office, room 315 City Hall or call 574-5703

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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: Tammy P. Stuard, ICP Date: 2/01/08

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

site plan  
Does not match other  
Applicant: Assessors  
Address: 176 Riverside Industrial Parkway  
Who did they convey

Date: 1/16/07 / 3/14/07  
new plans ok  
C-B-L: 330-H-003

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Comment Submitted International Car parts  
Zone Location - I-M

Interior or corner lot -  
Proposed Use/Work - <sup>use of</sup> New Bldg wholesale Dist. 6,090<sup>#</sup>  
Sewage Disposal - City <sup>of CAR PARTS</sup>

Lot Street Frontage - 60' min - 250' min  
Front Yard - 1' for each 1' of height - 50'+ shown ok

Rear Yard - 25' MAX (1' for each 1' of height) - <sup>11.5' req</sup> 20' shown at closest  
(doesn't about res. zone)  
Side Yard - 25' MAX (1' for each 1' of height) - 11.5' req 20' shown at closest  
(doesn't about res. zone)

Projections -  
Width of Lot - N/A  
Height - 75' MAX - 11.5'

Lot Area - NO min - 42,751<sup>#</sup> per assessors  
Lot Coverage Impervious Surface - 75% MAX <sup>see attached 2/1/07</sup>  
Area per Family - 1 per 400<sup>#</sup> out of 600<sup>#</sup> = 1.5 or 2 pkg  
<sup>33% given</sup> <sup>request confirmed in writing</sup> <sup>mail site plan says 38%</sup> Lot coverage

Off-street Parking - 1 per 1,000<sup>#</sup> (6090-600) = 5.5 (6 spcs) = 8 req - 9 shown  
Loading Bays - 2 loading shown

Site Plan - ~~no~~ yet 2007-0004

<sup>show not on zoning map</sup> Shoreland Zoning/Stream Protection - N/A except DEP requires 75' setback

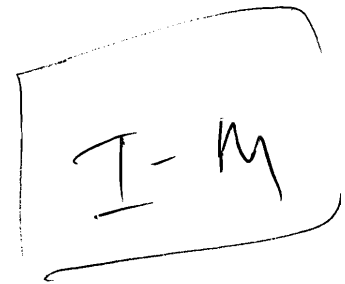
Flood Plains - Panel 1 Zone C

OK Setback: 10' min - 10' shown

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 330 H003001  
**Location** RIVERSIDE IND PKWY  
**Land Use** VACANT LAND  
  
**Owner Address** ROBECK DAVID N & LOIS E ROBECK JTS  
 66 BRENTWOOD ST  
 PORTLAND ME 04103  
  
**Book/Page** 21795/281  
**Legal** 330-H-3  
 RIVERSIDE IND PKWY 176-196  
 42751 CA



**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$89,500	\$ 0.00	\$89,500

**Building Information**

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
		0	0	0

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.981	0			

**Exterior/Interior Information**

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
----------------	---------------	-------------	------------

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

**Building Other Features**

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
-------------	-----------------------	------------------------

**Yard Improvements**

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>
-------------------	-----------------------	--------------------------	----------------

**From:** Peter Dalfonso <pjd@smemaine.com>  
**To:** "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>  
**Date:** 2/8/2007 5:05:52 PM  
**Subject:** Re: Zoning Comments

176 Riverside Trnd  
PKWAS

Shukria;

I have requested confirmation from DEP concerning the Permit by Rule.

✓ The lot coverage is calculated by adding the building foot print (6090sqft) to the paved surface (8,131 sqft) which results in a total impervious surface of 14,221 sqft. Dividing that by the total lot area (42,751sqft) results in a lot coverage of 33%. When I did the original calculation I had a little more pavement on the site; that is where the 38% was derived from.

Thanks,

Peter

considered impervious  
Not lot coverage

At 04:18 PM 2/8/2007, you wrote:

- >Please see the attached zoning comments.
- >
- >Thanks.
- >
- >Shukria
- >

This electronic message contains information from Sevee & Maher Engineers, Inc. (SME), which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify (SME) immediately at postmaster@smemaine.com.

**From:** Shukria Wiar  
**To:** Marge Schmuckal  
**Date:** 2/9/2007 9:31:19 AM  
**Subject:** Fwd: Re: Zoning Comments

I apologize...this is for 176 Riverside Ind. Pkwy.

Thanks.

>>> Marge Schmuckal 2/9/2007 9:19:28 AM >>>  
Shukria,  
What project is this? I don't have a clue....  
Marge

>>> Shukria Wiar 2/9/2007 8:34:25 AM >>>  
FYI- Please see attached.

---

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## MEMORANDUM

---

---

**To:** FILE

**From:** Marge Schmuckal

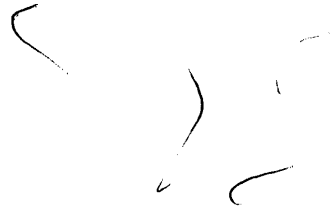
**Dept:** Zoning

**Subject:** Application ID: 2007-0004

**Date:** 1/17/2007

---

Zoning has reviewed and all requirements in the I-M Zone are being met. I would like written confirmation that the 38% lot coverage that is given is really an impervious surface ratio and not just building coverage. I would also like confirmation that DEP is requiring only a 25' setback from the stream instead of the 75' that is stated in their application.

Handwritten scribbles or initials, possibly a signature or initials, located in the lower right quadrant of the page.



**From:** "Moody, Kara" <Kara.Moody@maine.gov>  
**To:** "Peter Dalfonso" <pjd@smemaine.com>  
**Date:** ~~2/9/2007 10:18:04 AM~~  
**Subject:** RE: !76 Riverside Industrial Parkway PBR

Peter & Shukria,

Permit By Rule #42345 was approved on January 12, 2007. This permit is for the construction of a 6,090 square-foot building adjacent to a stream, with no activities permitted within 25 feet of the stream. Let me know if there is anything else you need.

Kara Moody  
Department of Environmental Protection  
Bureau of Land & Water Quality  
Division of Land Resource Regulation  
312 Canco Road  
Portland, ME 04103  
Tel:(207) 822-6351  
Fax: (207) 822-6303  
kara.moody@maine.gov

-----Original Message-----

From: Peter Dalfonso [mailto:pjd@smemaine.com]  
Sent: Thursday, February 08, 2007 4:40 PM  
To: Moody, Kara  
Cc: Shukria Wiar  
Subject: !76 Riverside Industrial Parkway PBR

Kara,

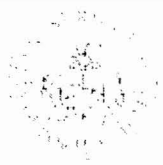
Attached is a comment letter from the City of Portland zoning office. They are requesting confirmation that the proposed structure is permitted under NRPA Permit by Rule. Is it possible to get confirmation sent to the Planner Shukria Wiar? An email would be OK.

Thanks, Peter

Dalfonso

This electronic message contains information from Sevee & Maher Engineers, Inc. (SME), which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify (SME) immediately at postmaster@smemaine.com.

**CC:** "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>



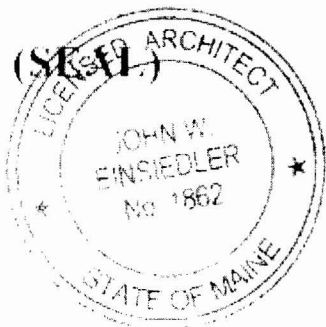
# Accessibility Building Code Certificate

Designer: John W. Einsiedler

Address of Project: 110 EVERSON INDUSTRIAL PARKWAY

Nature of Project: INDUSTRIAL AND OFFICE  
WHOLE TIME RESIDENTIAL

The undersigned hereby certifies that the above named building has been constructed in accordance with the provisions of the Accessibility Building Code of the State of Maine, and that the same is ready for occupancy.



Signature: John W. Einsiedler

Title: Principal

Firm: John W. Einsiedler, P.A.

Address: 144 1/2 Pine Street  
Portland, Maine 04101

Phone: 583-1212

otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify (SME) immediately at [postmaster@smemaine.com](mailto:postmaster@smemaine.com).

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

**Zoning Copy**

2007-0004

Application I. D. Number

*Comments Submitted*

1/9/2007

Application Date

**Boyle Building Corp.**

Applicant

**36 Rainmaker Drive, Portland, ME 04103**

Applicant's Mailing Address

**International Car Parts of NH**

Project Name/Description

**176 - 176 Riverside Ind Pkwy, Portland, Maine**

Address of Proposed Site

**330 H003001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Applicant Ph: (207) 797-4764 Applicant Fax: (207) 878-2652**

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  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units

Acreeage of Site

**IM**

Zoning

**Check Review Required:**

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_
- Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification
- Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location
- After the Fact - Major  Stormwater  Traffic Movement  Other \_\_\_\_\_
- After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 1/11/2007

**Zoning Approval Status:**

Reviewer

*Marge S. - Inspections*

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

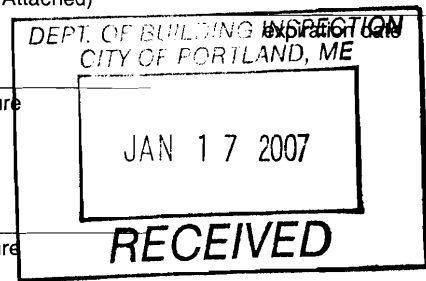
Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

*1/17/07*

**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)
- 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 \_\_\_\_\_



# SME

*Sevee & Maher Engineers, Inc.*  
Waste Management and Hydrogeologic Consultants

January 8, 2007

05145  
070103city\_portl.doc

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

Subject: Minor Site Plan  
176 Riverside Industrial Parkway  
Portland, Maine

Dear Ms. Barhydt:

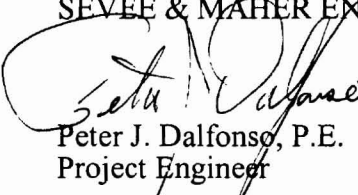
Attached are nine (9) copies of the required submittal documentation for a minor site plan application for a project located at 176 Riverside Industrial Parkway, Portland, Maine. The project consists of a 6,090-square foot building, installation of utilities, and construction of associated access and parking. The occupant will be International Car Parts of New Hampshire, LLC, a wholesale distributor of car parts.

The applicant is Boyle Building Corp., 36 Rainmaker Drive in Portland. Will Boyle of Rainmaker is a principal of Building Corp. He has extensive experience in construction and has completed similar projects, including the present location of Rainmaker Business Park in Portland. Sevee & Maher Engineers, Inc. (SME) will be the applicant's consultant. As detailed in the attached schedule, the owner plans to complete the project this construction season. SME and the owner are available to meet with you and other City representatives at your convenience.

Please do not hesitate to call with any questions.

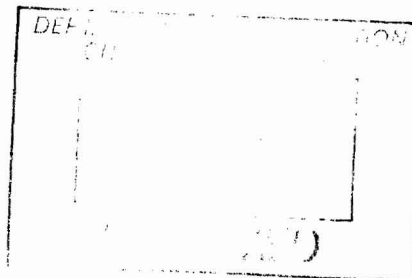
Sincerely,

SEVEE & MAHER ENGINEERS, INC.

  
Peter J. Dalfonso, P.E.  
Project Engineer

Attachments

cc: Will Boyle

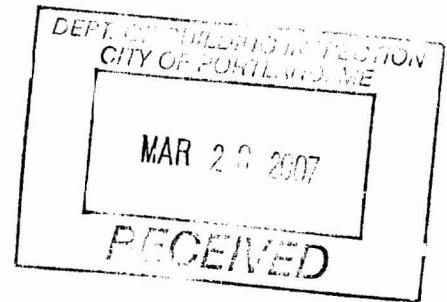




Strengthening a Remarkable City. Building a Community for Life [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director



March 16, 2007

Boyle Building Corporation  
c/o Rainmaker  
36 Rainmaker Drive  
Portland, ME 04103

Peter J. Dalfonso, PE  
Sevee & Maher Engineers, Inc  
PO Box 85A 4 Blanchard Road  
Cumberland, ME 04021

RE: Application for Minor Site: 176 Riverside Industrial Parkway- International Car Parts of NH  
(CBL# 300 H003001) (ID# 2007-0004)

Dear Mr. Dalfonso,

On March 16, 2007, the Portland Planning Authority granted minor site plan approval and approved a sidewalk waiver (see Attachment #1) for the construction of a light industrial building in the vicinity of #176 Riverside Industrial Parkway, with the following condition:

1. *A Sewer capacity letter shall be obtained from the City's Wastewater Division. A Copy of the capacity letter shall be submitted to the planning division prior to issuance of building permit.*

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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 Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by

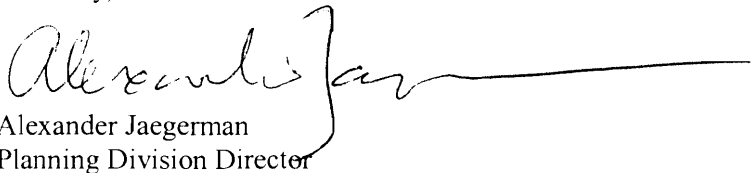
the City and the applicant. Requests to extend approvals must be received before the expiration date.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a 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 Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at 756-8083.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner  
Philip Dipierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Michael Bobinsky, Public Works Director  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, Transportation Manager  
Michael Farmer, Public Works  
Jessica Hanscom, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

Attachment #1:

**CITY OF PORTLAND  
DEPARTMENT OF PUBLIC WORKS  
Engineering Division**

**M E M O**

TO: Shukria Wiar  
FROM: Michael Farmer, Project Engineer  
DATE: February 6, 2007  
RE: 176 Riverside Industrial Parkway -Waiver Requests

The Department of Public Works supports the waivers requested to omit a sidewalk and curbing along the lot frontage on Riverside Industrial Parkway.

The Department still supports requiring the applicant to provide vertical granite curbing along its driveway. We envision curbing along each side of the driveway, with circular curbing forming the driveway entrance and one 7-foot curb tipdown on each side of the driveway oriented parallel to the road and adjacent to the edge of pavement in the road.



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**MEMORANDUM**

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**To:** FILE

**From:** Shukria Wiar

**Dept:** Planning

**Subject:** Application ID: 2007-0004

**Date:** 4/11/2007

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1.  A Sewer capacity letter shall be obtained from the City's Wastewater Division. A Copy of the capacity letter shall be submitted to the planning division prior to issuance of building permit.



Planning and Development Department  
One B. Thomas Bldg #12

Planning Division  
Alexander Jaegerman, Director

February 19, 2008

Kiamooch Yazdani seta, Owner  
Car Parts International  
60 Kendrick Street, Suite 102  
P.O. Box 817  
Newport, MA 02494

RE: International Car Parts of New Hampshire  
CB 330-A-3  
Application ID: 2007-0004

176 Riverside Industrial Pkwy

Dear Mr. Yazdani seta:

Thank you for your recent letter requesting an extension to your proposed International Car Parts of New Hampshire building located at 176 Riverside Industrial Parkway. I understand that your request is based on the fact that you are in the process of acquiring your building permit and seek an extension in order to assist a sufficient time to complete that process.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to March 16, 2008. If you have any questions please contact Jean Fraser, Planner at 874-8728 or [jfraser@portlandmaine.gov](mailto:jfraser@portlandmaine.gov).

Sincerely,

Alexander Jaegerman  
Planning Division Director

**Electronic Distribution**

City of Portland  
Planning Division  
100 Congress Street • Portland, MA 04101-3801 • P: 207-478-9121 / 478-9134 • Fax: 478-9269 • TTY: 478-9149  
Hard Copy: 100-111

2/25/08



City of Portland, Maine

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

February 27, 2008

Kianoosh Yazdanseta, Owner  
Car Parts International  
60 Kendrick Street, Suite 102  
P.O. Box 817  
Needham, MA 02494

RE: International Car Parts of New Hampshire

CBI: ~~300-11-003~~ 330 H 003  
Application ID: 2007-0004 176 Riverside Ind Pkwy

Dear Mr. Yazdanseta:

Thank you for your recent letter requesting an extension to your proposed International Car Parts of New Hampshire building located at 176 Riverside Industrial Parkway. I understand that your request is based on the fact that you are in the process of acquiring your building permit and seek an extension in order to assure sufficient time to complete that process.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to March 16, 2009. If you have any questions, please contact Shukria Wiar, Planner at 874-8083 or [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov).

Sincerely,

Alexander Jaegerman  
Planning Division Director

**Electronic Distribution:**

Lee D. Urban, Planning & Development Dept. Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barbydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeane Bourke, Inspections Division  
Lisa Dantforth, Administrative Assistant  
Michael Bobinsky, Public Works Director  
Kathi Farley, Public Works  
Bill Clark, Public works  
Jim Carmody, City Transportation Engineer  
Captain Greg Cass, Fire Prevention  
Jeff Farling, City Arborist  
Assessor's Office  
Approval Letter File  
C:\PLANDEV\REV\RIVERSIDE\INDPKWY 176\EXTENSION 11111R2-19-2008.DOC

**Hard Copy** Project File

# CERTIFICATE OF INSURANCE

CERTIFICATE NUMBER  
394519

**PRODUCER**

Marsh, Inc.  
1166 Avenue of the Americas  
New York, NY 10036  
Telephone (212) 345-5000

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE PROVIDED IN THE POLICY. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES DESCRIBED HEREIN.

**COMPANIES AFFORDING COVERAGE**

- COMPANY A: AI South Insurance Co.
- COMPANY B: American Home Assurance Co.
- COMPANY C: Commerce & Industry Ins Co
- COMPANY D: Illinois National Insurance Co.
- COMPANY E: Insurance Company of the State of PA
- COMPANY F: New Hampshire Ins. Co.
- COMPANY G: New York Marine & General Insurance Co. (Lead)
- COMPANY H: White Mountain Insurance Co.

**INSURED**

ADT Security Services, Inc.  
One Town Center Road  
Boca Raton, FL 33486  
United States

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE DESCRIBED HEREIN HAVE BEEN ISSUED TO THE INSURED NAMED HEREIN FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENTS, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THE CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES LISTED HEREIN IS SUBJECT TO ALL THE TERMS, CONDITIONS AND EXCLUSIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
<b>B</b>	<b>GENERAL LIABILITY</b>	GL 1595415	6/29/2007	10/1/2008	GENERAL AGGREGATE	\$6,000,000.00
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG	\$6,000,000.00
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY	\$3,000,000.00
	<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE	\$3,000,000.00
					FIRE DAMAGE (Any one fire)	\$1,000,000.00
					MED EXP (Any one person)	\$10,000.00
<b>B B B</b>	<b>AUTOMOBILE LIABILITY</b>	CA 1606993 (VA) CA 1606992 (MA) CA 1606994 (AOS)	6/29/2007 6/29/2007 6/29/2007	10/1/2008 10/1/2008 10/1/2008	COMBINED SINGLE LIMIT	\$3,000,000.00
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	
	<input type="checkbox"/> ALLOWED AUTOS				BODILY INJURY (Per accident)	
	<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE	
<input checked="" type="checkbox"/> NON-OWNED AUTOS						
	<b>PROPERTY</b>					
	<b>EXCESS LIABILITY</b>				EACH OCCURRENCE	
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE	
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM					
<b>B D C A F</b>	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>	SEE PAGE TWO	SEE PAGE TWO	SEE PAGE TWO	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	OTHER
	THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EL EACH ACCIDENT	\$2,000,000.00
					EL DISEASE-POLICY LIMIT	\$2,000,000.00
					EL DISEASE-EACH EMPLOYEE	\$2,000,000.00
	<b>OTHER</b>					

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**

Please see page 2 for additional insureds and any additional language.

**CERTIFICATE HOLDER**

City of Portland  
389 Congress Street  
Portland, ME 04101-3509

**CANCELLATION**

SHOULD ANY OF THE POLICIES DESCRIBED HEREIN BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE INSURER AFFORDING COVERAGE WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER AFFORDING COVERAGE, ITS AGENTS OR REPRESENTATIVES, OR THE ISSUER OF THIS CERTIFICATE.

MARSH USA INC. BY:  
David Kong, Casualty Program



MM1(3/02)

VALID AS OF: 10/16/2007

# ADDITIONAL INFORMATION

CERTIFICATE NUMBER  
394519

**PRODUCER**

Marsh, Inc.  
1166 Avenue of the Americas  
New York, NY 10036  
Telephone (212) 345-5000

**COMPANIES AFFORDING COVERAGE**

**INSURED**

ADT Security Services, Inc.  
One Town Center Road  
Boca Raton, FL 33486  
United States

**TEXT**

**WORKERS COMPENSATION POLICIES**

Carrier	Policy Number	Eff. Date	Exp. Date	State
(E) American Home Assurance Co.	WC 1616576	6/29/2007	6/29/2008	CA
(B) American Home Assurance Co.	WC 1616584	6/29/2007	6/29/2008	AOS
(D) Illinois National Insurance Co.	WC 1616577	6/29/2007	6/29/2008	MI
(C) Commerce & Industry Ins Co	WC 1616582	6/29/2007	6/29/2008	FL
(B) American Home Assurance Co.	WC 1616581	6/29/2007	6/29/2008	NJ
(A) AI South Insurance Co.	WC 1616578	6/29/2007	6/29/2008	GA
(B) American Home Assurance Co.	WC 1616579	6/29/2007	6/29/2008	PA
(F) New Hampshire Ins. Co.	WC 1616580	6/29/2007	6/29/2008	NY, WI
(B) American Home Assurance Co.	WC 1616585	6/29/2007	6/29/2008	OR
(E) Insurance Company of the State of PA	WC 1616583	6/29/2007	6/29/2008	AR, MA, VA

**LIABILITY PROGRAM**

CERTIFICATE HOLDER IS HEREBY GRANTED STATUS AS AN ADDITIONAL INSURED WITH RESPECT TO THE GENERAL AND AUTOMOBILE POLICIES SHOWN ON PAGE ONE; PROVIDED, HOWEVER, THAT COVERAGE FOR CERTIFICATE HOLDER, AND ANY OBLIGATION TO DEFEND AND INDEMNIFY IT UNDER SUCH POLICIES, IS STRICTLY LIMITED TO DAMAGE, LIABILITY, AND EXPENSE RESULTING SOLELY AND DIRECTLY FROM AND ONLY TO THE EXTENT OF THE NEGLIGENCE OR WILLFUL MISCONDUCT OF ADT'S AGENTS AND EMPLOYEES COMMITTED DURING AND WITHIN THE SCOPE OF EMPLOYMENT OF SUCH PERSONS WHILE THEY ARE PHYSICALLY PRESENT ON ADT CUSTOMER'S PREMISES AND SUCH ADDITIONAL INSURED STATUS SHALL APPLY ONLY TO THE EXTENT THAT THE AGREEMENT BETWEEN ADT AND ITS CUSTOMER PROVIDES FOR SUCH COVERAGE AND THE INSURANCE PROVIDED WILL NOT EXCEED THE LESSER OF THE LIMITS SET FORTH ON PAGE ONE, OR THE LIMITS REQUIRED IN THE AGREEMENT. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN OR IN THE AGREEMENT BETWEEN ADT AND ITS CUSTOMER, THIS ADDITIONAL INSURED STATUS SHALL NOT APPLY TO ANY LIABILITY, DAMAGE, LOSS, COST AND EXPENSE DUE DIRECTLY OR INDIRECTLY TO OCCURRENCES AND/OR THE CONSEQUENCES THEREFROM THAT THE EQUIPMENT AND/OR SERVICES PROVIDED BY ADT OR ITS AFFILIATES, ARE INTENDED TO AVERT OR DETECT, IRRESPECTIVE OF CAUSE AND/OR ORIGIN, AND/OR DUE DIRECTLY OR INDIRECTLY TO ADT'S NEGLIGENCE OR GROSS NEGLIGENCE (ACTIVE, PASSIVE OR OTHERWISE), STRICT LIABILITY, VIOLATION OF ANY APPLICABLE LAW, OR ANY OTHER ALLEGED FAULT ON THE PART OF ADT, ITS AGENTS AND/OR EMPLOYEES.

Additional Insureds: City of Portland

Project: renewal

If there is a question regarding this certificate please contact Alison Sanchirico  
(Email: asanchirico@adt.com Phone: 603-594-5946)

**CERTIFICATE HOLDER**

City of Portland  
389 Congress Street  
Portland, ME 04101-3509

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

**JAN 11 2008**

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**TRANSMITTAL SHEET**

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TO: <b>Bill Rudman</b>	FROM: <b>Steven Grant, P.E.</b>
COMPANY: <b>PATCO Construction, Inc.</b>	DATE: <b>1/10/2008</b>
MAIL/STREET: <b>1293 Main St.</b>	WE ARE SENDING YOU: <b>1 copy each: Cert. of Design App., Cert. of Design, Quality Assurance Plan</b>
TOWN, STATE, ZIP: <b>Sanford, ME 04073</b>	SENDER'S REFERENCE NUMBER: <b>07-099</b>
RE: <b>ICP</b>	METHOD OF SHIPMENT: <b>1<sup>st</sup> Class</b>

---

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FOR YOUR USE       AS REQUESTED       FOR REVIEW/COMMENT       PLEASE RESUBMIT

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NOTES/COMMENTS:  
Hi Bill,

Here are the remaining forms to get your permit. Please call should you have questions.

Best wishes, and thank you for using SRG.

Sincerely,



Steven R. Grant, President

**C: File**

**SEVEE & MAHER ENGINEERS, INC.**

**4 Blanchard Road, P.O. Box 85A  
Cumberland Center, Maine 04021**

**(207) 829-5016**

**FAX: (207) 829-5692**

**FAX COVER PAGE**

**TO:** Rick Day

**FROM:** Peter Maher

**DATE:** 10-31-07

**SUBJECT:** Geotech Report, Permit by Rule Docum

**TOTAL PAGES (INCLUDING COVER):** 27

**(For information or transmission problems call: (207) 829-5016)**

**MESSAGE/SPECIAL INSTRUCTIONS:**

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# SME

*Sevee & Maher Engineers, Inc.*  
*Waste Management and Hydrogeologic Consultants*

February 2, 2007

05145.00  
Geotech Rec.doc

Mr. Will Boyle  
c/o Rain Maker  
36 Rainmaker Drive  
Portland, ME 04103

Subject: Preliminary Geotechnical Report and  
Foundation Design Recommendations  
176 Riverside Industrial Parkway, Portland, Maine

Dear Will:

Sevee & Maher, Engineers, Inc. (SME) has completed subsurface explorations, laboratory testing, and analyses in order to make a preliminary assessment of the geotechnical characteristics of a proposed building site, located at 176 Riverside Industrial Parkway (Site) in Portland Maine for the Boyle Building Corporation (Boyle). The proposed development includes construction of a 6,100-square-foot warehouse, parking for approximately 10 vehicles, truck loading and unloading access, and a stormwater pond as shown in Figure 1. The proposed building has a floor slab surface design elevation of 503 feet (relative to an assumed site datum), which requires some lowering of existing site grade, and up to approximately five (5) feet of filling beneath the western corner of the proposed building.

## SUMMARY OF FINDINGS

Three test pits and two soil borings have been advanced to observe subsurface conditions at the locations shown on Figure 1. Descriptive logs for the soil borings and test pits are provided as Attachments A and B, respectively. The encountered soils start out near the existing ground surface as a hard brown silt with sand (referred to hereafter as "brown silt") and becomes very soft gray silt/clay (referred to hereafter as "gray clay") at depth. The silt and clay soils encountered at the site appear to be characteristic of the weathered or unweathered facies (respectively) of the "Presumpscot Formation", which has been mapped near the Site.



The soils encountered at the Site were tested for water content, which were found to vary considerably with depth, and ranging from about 26 percent within the brown silts to about 45 percent near the bottom of the gray clay. The silty and clayey soils identified at the Site were as thick as 42 feet in one location (at soil boring B-1) and thinned considerably to about 26 feet in thickness about 60 feet-away (at soil boring B-2). Black-stained gray clay was observed at the Site, which is potentially indicative of organic materials within the soils. The gray clay is very susceptible to disturbance during construction and loses its strength after becoming disturbed. Beneath the gray clay, a dense sand/till was identified, which serves as a solid base not requiring characterization relative to the proposed warehouse. The sand/till typically directly overlies bedrock.

The fact that the thickness of these silt and clay soils varied so considerably over such a short distance is a significant finding relative to development at the Site from the perspective of estimating total and differential settlements of the building and structures. Variability of the thickness of the brown silt and gray clay soils below the building was not characterized. Groundwater was encountered at approximately the same elevation as the adjacent stream (Elevation 490 ft relative to the assumed site datum) in the soil borings. A shallow artificial perched water condition was observed in test pit TP-1 in the southern portion of the Site due to recent precipitation.

### **PROPOSED BUILDING LOADS**

Building design is not complete; however, the following have been assumed based on our understanding of the nature of the proposed building. Should actual conditions vary from those assumed below, a re-assessment of our recommendations and conclusions is required.

- Finished Floor Elevation = 503 feet (elevations are based on the assumed site datum), and a grade surrounding the building of approximately Elevation 502 feet, except at the western side where a retaining wall is proposed.
- Building footprint of about 70 feet by 80 feet to be constructed of pre-engineered metal.
- Exterior wall load with a column spacing of 23.3 feet by 26.7 feet (4 interior columns): 0.2 kips/lineal foot (assumed)
- Combined structural loads: (snow, wind and dead) = 120 psf
- Floor load = 250 psf

Based on assumed building loads, the approximate assumed vertical loads at the base of each footing at the bearing surface elevations were calculated as follows:

- Interior columns: Load = 75 kips; Elevation = 501 ft (2 feet below finished floor)
- Exterior, middle columns: Load = 37 kips at Elevation = 498 ft
- Exterior, corner: Load = 19 kips at Elevation = 498 ft
- Western wall: It is assumed that column and footing loads will be combined through the wall and be applied at the bearing surface as a uniform pressure of approximately 3.1 kips per lineal foot of wall length. Note: this does not include overturning pressures produced by lateral wall loads, which depending on wall design could be significant and must be taken into account.
- Remaining frost walls: Load = 1 kip per lineal foot of wall length at Elevation = 498 ft.

Based on the assumed design loads and geotechnical conditions observed, the following additional assumptions have also been made:

- Footings, exclusive of the western wall may be founded directly on native brown silt, provided it is properly managed during excavation and backfill.
- The western wall design is assumed to impose eccentric loads, which will be limited to the maximum allowable bearing capacity, and the soils at the toe of the wall will be adequately protected from future erosion/movement.

## EVALUATION

Allowable bearing capacity for all footings, except the western wall should be limited to less than 4 kips per square foot (ksf), assuming the bearing surface is no deeper than Elevation 498 feet, that is, the footings are in the brown silt. Footings founded deeper than Elevation 498 feet should be reduced in bearing capacity from 4 ksf by 0.5 ksf per foot of elevation decrease. Allowable bearing capacity for the western wall should be limited to less than 1.5 ksf, and consider eccentricity, assuming the bearing surface is no deeper than Elevation 493 feet. The minimum wall footing width of 18 inches is required and the minimum column footing width of 5 feet should be used.

Settlement at the Site is expected to be variable, due primarily to the large differences in observed and potential thickness of the gray clay. The total settlement should be expected to be as much as 1.0 to 2.5 inches from one side of the building to the other, with higher settlements expected along the southern side. Column footings are expected to settle more than the building slab, producing differential movements between footings and the slab of 1 inch or less. Differential settlement between columns are expected to be

1 inch or less. Settlement estimates are based on negligible disturbance to native soils during footing preparation and backfill, disturbance will increase settlement.

### **RECOMMENDATIONS**

The footings which support structural elements (i.e., interior column footings and exterior walls) should be isolated from the building slab, to accommodate differential movement. The building slab should be expected to experience an angular differential settlement of approximately 1/275, with potentially higher local amounts between the footings and the slab. Appropriate floor joints and sealants should be provided to mitigate effects on building functionality. Exterior columns should bear on widened wall sections and have enlarged footings to accommodate loading and to produce minimal variations in actual bearing pressures along the exterior walls, which should mitigate differential settlements within the perimeter walls.

Retaining walls should be designed by a structural engineer licensed in the State of Maine, and include lateral loads consistent with backfill type, and placement techniques. Eccentric loads should be considered when determining bearing pressures for wall footings.

Should gray clay soils with black streaking or high water contents be encountered at footing grade, the footing subgrade should be over-excavated by 1 foot and provided with a 1-foot thick, 1-1/2- to 3/4-inch crushed stone pad to mitigate subgrade disturbance prior to form construction and footing placement. All footing subgrade soils should be excavated with a smooth edged bucket and disturbance limited during footing construction, with disturbed areas removed and backfilled with crushed stone prior to footing placement. These conditions may occur during construction of deep footings where gray clays are encountered, such as the western wall and should be monitored by a qualified geotechnical engineer.

Footings should be a minimum depth of four (4) feet below outside adjacent grades for frost protection. If the building is unheated, the interior footings should also be at least four (4) feet deep. The footings should be backfilled with a free-draining, clean, sand or gravel that is allowed to drain by gravity to perforated pipes placed at the footing grades to prevent backfill and freezing.

### **CLOSURE**

The preliminary findings and recommendations of this report were prepared in accordance with generally accepted professional engineering and geologic principles and practice consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions.

The preliminary findings and recommendations are based on the results of field investigations, past experience with similar soils in the region and an interpolation of soil and groundwater conditions between and beyond exploration locations. A qualified geotechnical engineer should inspect subgrade conditions, especially for the western wall prior to footing placement to verify that conditions are consistent with those assumed and that subgrade materials have not been excessively disturbed. If conditions are encountered during construction which appear to be different from those described within this report, this office should be notified so that we may review, verify, or modify, our recommendations, as appropriate. Once the future site grades and building have been finalized, we request the opportunity to review the appropriateness of our preliminary conclusions and recommendations presented herein.

If you have any questions or comments, please do not hesitate to contact us.

Very truly yours,

SEVEE & MAHER ENGINEERS, INC.

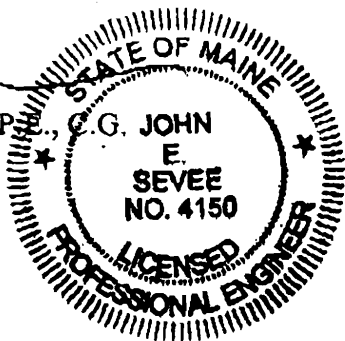


Peter J. Dalfonso, P.E.  
Project Manager



John E. Sevee, P.E., C.G. JOHN  
President

Attachments



**ATTACHMENT A**

**BORING LOGS**

PROJECT: Boyle Building Corp - Riverside Industrial Parkway		JOB NO.: 05145.00		BORING NO.: B-01	
DATE STARTED: 01-11-07		DATE FINISHED: 01-11-07		DRILLING METHOD: Hollow Stem Augers	
GROUND SURFACE ELEVATION (FT): Est. 504		DRILLING CONTRACTOR: Maine Test Boring, Inc.		LOGGED BY: BBJ	
BOREHOLE DIA. (IN): 3-1/4-inch		ROCK CORE DIA. (IN): NA		SHEET 1 OF 1	

DEPTH (FT)	SAMPLE NO.	MATERIAL DESCRIPTION	Blows per 6-inch interval	SPT N-VALUE (bpf)	Field Vane (psf)	water content, %	WELL LOG	DEPTH (FT)
	S-1	Thin Forest Vegetative mat Brown Silt/Fine Sand, medium silt, crumbly, dry, roots.	2/2/5/13	7			No Well	
5								5
	S-2	Brown Silt, mottled, with gray streaks, very stiff, moist.	8/14/18/19	30				
10								10
	S-3	Brown Silt, with increasing gray silt, stiff, mottled, moist to wet	5/7/8/10	15		32.1		
15								15
	S-4	Gray and Brown (mixed) Silt, with 1/2 inch long black pieces and streaking (organics) starting at 16 feet, soft to very soft, saturated.	1/1/3/3	4		34.5		
20								20
	S-5	Gray Silty Clay, very soft, plastic, saturated. Reported blows in last 6 inches are a result of excess soil inside the augers prior to advancing the spoon for S-5, 6, 7 and 8.	WOH/WOH/1/2	1		43.4		
25								25
	S-6	Similar to above, black streaks, and concretions 1/4 to 1/2 inch diameter.	WOH (X3)/3	WOH		42.3		
30		Attempt Vane Shear at 31, refusal during push likely due to concretions.						30
	S-7	Gray Silty Clay, very soft, very sticky, slightly plastic, saturated.	WOH/3/3/4	WOH		38.2		
35								35
	S-8	Similar to above.	WOH (X3)/4	WOH		35.1		
40		Rod Probe, to determine thickness of soft soils, advanced to 41.6 by hydraulically pushing M-rods through augers. 41.6						40
45		Rod Probe Refusal, interpreted sand/bill at 41.6 feet below ground surface.						45
50								50

NOTES: 1. Boring located approximately 115 feet off the center of Riverside Industrial Parkway and 65 feet north of property line.  
2. Water observed at approximately 17 feet below grade at the time of drilling (elevation 487) and 12.7 with Augers removed.  
3. Hole allowed to cave and backfilled with cuttings to grade.

PROJECT: Boyle Building Corp - Riverside Industrial Parkway		JOB NO.: 05145.00		BORING NO.: B-02	
DATE STARTED: 01-11-07		DATE FINISHED: 01-11-07		DRILLING METHOD: 3-inch casing (drive-and-wash)	
GROUND SURFACE ELEVATION (FT): Est. 503		DRILLING CONTRACTOR: Maine Test Boring, Inc.		LOGGED BY: BBJ	
BOREHOLE DIA. (IN): 3-1/4-inch		ROCK CORE DIA. (IN): NA		SHEET 1 OF 1	

DEPTH (FT)	SAMPLE NO.	MATERIAL DESCRIPTION	Blows per 6-inch interval	SPT N-VALUE (bpf)	Field Vane (psf)	water content, %	Casing Blows per foot	WELL LOG	DEPTH (FT)
	S-1	Thin Forest Vegetative mat Brown Silt, medium stiff, crumbly, dry, roots.	1/1/17	2			Auger	No Well	
5							.		5
	S-2	Similar to above, slightly gray, very stiff.	10/18/24/26	32			65		
							69		
10							82		10
	S-3	Brown and Gray Silty Clay, Stiff, mottled, moist.	4/7/8/10	15			88		
							95		
15							80		15
	S-4	Brown Silty Clay, transition to Gray at 16 feet. Stiff to Soft. not reported.	3/4/4/4	9			85		
							110		
20							128		20
	S-5	Gray Silty Clay, very soft, with a very high water content layer at 21.5 feet soil was fluid like for 0.2 feet.	Vane/Vane/ WOR/WOR	WOR	670/40	44.9	142		
							Wash Ahead		
25							.		25
	S-6	Brown and Gray Fine to Medium Sand, little coarse sand, trace gravel, saturated	3/9/15/17	18	>2800	14.6	.		
30		Bottom of Boring at 27 feet.					.		30
35							.		35
40							.		40
45							.		45
50							.		50

NOTES: 1. Boring located approximately 170 feet off the center of Riverside Industrial Parkway and 95 feet north of property line.  
2. Water observed at approximately 17 feet below grade at the time of drilling (elevation 487).  
3. Hole allowed to cave and backfilled with cuttings to grade.

**ATTACHMENT B**

**TEST PIT LOGS**



PROJECT: Boyle Building Corp - Riverside Industrial Parkway		JOB NO.: 05145.00	TEST PIT NO.: TP-01
DATE STARTED: 01-09-07	DATE FINISHED: 01-09-07	Excavator: Kubota mini KX121-3	
GROUND SURFACE ELEVATION (FT): Est. 503		Surface Size: 3 feet by 8 feet	LOGGED BY: BBJ
Completion Depth: 9 feet			SHEET 1 OF 1

DEPTH (FT)	SAMPLE NO.	MATERIAL DESCRIPTION	Seepage	Remarks, Laboratory Tests, and Photographs	DEPTH (FT)
		Thin Forest Vegetative mat			
		Brown Silty Sand grading to Gray Silty Clay with depth. Mottled brown within a few feet of ground surface, stiff, and dry to damp. Predominantly Gray Silty Clay, very stiff to stiff, slightly plastic, and moist below 6 feet.	shallow	Seepage observed about 1 foot below grade	
5					5
	S-1				Sample at 8 feet, water content = 38.9%
10		Bottom of Test Pit at 9 feet below grade, due to machine reach.			10
15					15
20					50

NOTES: 1. Test Pit located approximately 100 feet off the center of Riverside Industrial Parkway and 25 feet north of property line.  
2. Hole backfilled with spoils, with modest compaction with excavator.

PROJECT: Boyle Building Corp - Riverside Industrial Parkway		JOB NO.: 05145.00	TEST PIT NO.: TP-02
DATE STARTED: 01-09-07	DATE FINISHED: 01-09-07	Excavator: Kubota mini KX121-3	
GROUND SURFACE ELEVATION (FT): Est. 505		Surface Size: 3 feet by 6 feet	LOGGED BY: BBJ
Completion Depth: 4.5 feet			SHEET 1 OF 1

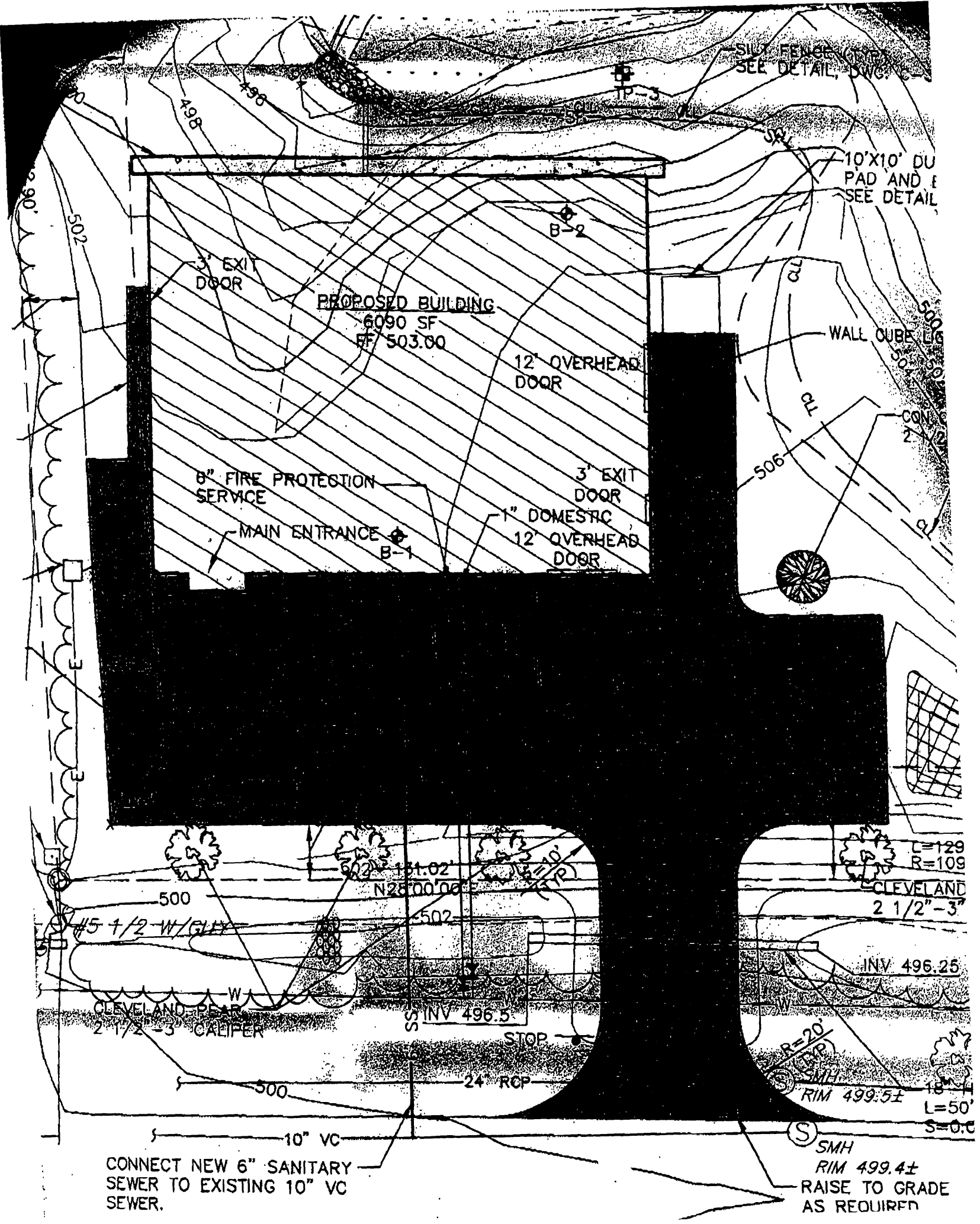
DEPTH (FT)	SAMPLE NO.	MATERIAL DESCRIPTION	Seepage	Remarks, Laboratory Tests, and Photographs	DEPTH (FT)
	S-1	Thin Forest Vegetative mat	None	Sample at 3 feet, water content = 25.8%	
		0.5 to 3.0 feet: Brown Silt, dry and crumbly.			
5		3.0 to 4.5 feet: Gray and Brown Mottled Silty Clay, becoming more Gray with depth, very stiff, moist.			5
		Bottom of Test Pit at 4.5 feet below grade, due to presence of Gray Silty Clay.			
10					10
15					15
20					50

NOTES: 1. Test Pit located approximately 90 feet off the center of Riverside Industrial Parkway and 110 feet north of property line.  
2. Hole backfilled with spoils, with modest compaction with excavator.

PROJECT: Boyle Building Corp - Riverside Industrial Parkway		JOB NO.: 05145.00	TEST PIT NO.: TP-03
DATE STARTED: 01-09-07		DATE FINISHED: 01-09-07	Excavator: Kubota mini KX121-3
GROUND SURFACE ELEVATION (FT): Est. 503		Surface Size: 3 feet by 8 feet	LOGGED BY: BBJ
Completion Depth: 5 feet			SHEET 1 OF 1

DEPTH (FT)	SAMPLE NO.	MATERIAL DESCRIPTION	Seepage	Remarks, Laboratory Tests, and Photographs	DEPTH (FT)
		Thin Forest Vegetative mat			
		Gray Silty Clay, mottled to about 2 feet, very stiff to stiff, slightly plastic, wet.			
5	S-1		Minimal	Sample at 5 feet, water content = 33.7%	5
		Bottom of Test Pit at 5 feet below grade, due to machine reach and surface slope.			
10					10
15					15
20					50

NOTES: 1. Test Pit located approximately 190 feet off the center of Riverside Industrial Parkway and 110 feet north of property line.  
2. Hole backfilled with spoils, with modest compaction with excavator. Surface covered with brush.  
3. Test pit near base of slope, approximately 10 feet up slope from flagged wetland.



SILY FENCE (17)  
SEE DETAIL, DWG

10'X10' DU  
PAD AND E  
SEE DETAIL

**PROPOSED BUILDING**  
6090 SF  
FF/ 503.00

3' EXIT  
DOOR

B-2

12' OVERHEAD  
DOOR

8" FIRE PROTECTION  
SERVICE

3' EXIT  
DOOR

MAIN ENTRANCE  
B-1

1" DOMESTIC  
12' OVERHEAD  
DOOR

WALL CURB LIG

CON



L=129  
R=109  
CLEVELAND  
2 1/2"-3"

INV 496.25

CLEVELAND PEAR  
2 1/2"-3" CALIFER

INV 496.5

STOP

R=20  
SMH  
RIM 499.5±

L=50'  
S=0.0

CONNECT NEW 6" SANITARY  
SEWER TO EXISTING 10" VC  
SEWER.

SMH  
RIM 499.4±  
RAISE TO GRADE  
AS REQUIRED

**SME**

**Sevee & Maher Engineers, Inc.**  
Waste Management and Hydrogeologic Consultants

January 8, 2007

05145  
070108mdep.doc

Ms. Linda Kokemuller  
Maine Department of Environmental Protection  
312 Canco Road  
Portland, Maine 04103

Subject: 176 Riverside Industrial Parkway – NRPA PBR Notification

Dear Ms. Kokemuller:

Will Boyle is proposing to construct a 6,090-square-foot commercial building at 176 Riverside Industrial Parkway in Portland, Maine (see location plan). The lot is 42,751 square feet and has 260 feet of frontage on Riverside Industrial Parkway.

At the rear of the lot there is a drainageway that was reviewed by Christopher Redmond of your office. He concluded that the drainageway is a stream and that a permit will be required to construct the project as the original proposed project was 9,000-square feet, which has been reduced based on Mr. Redmond's suggestion.

The issue with the site is the setback requirement from the stream. There is no filling or disturbance of the wetlands proposed. The work within the setback will involve excavating material to lower the site. To economically develop the site we are proposing a 25-foot setback from the stream for all construction, which would require a Permit-by-Rule.

We have enclosed a location plan, site plan, photographs, and Mr. Redmond's memo. We are available to meet with you at your convenience.

Should you have any questions please contact me.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.

  
Peter J. Dalfonso, P.E.

Attachments

cc: Will Boyle

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
PERMIT BY RULE NOTIFICATION FORM** (For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: <b>Boyle Building Corp.</b> (owner)		Applicant Mailing Address: <b>36 Rainmaker Drive</b>	
Town/City: <b>Portland</b>		State: <b>Maine</b>	
Zip Code: <b>04103</b>	Daytime Telephone No: <b>207-797-4764</b> (include area code)	Project Location: <b>Portland</b>	
County: <b>Cumberland</b>	Map #: <b>330</b>	Lot #: <b>M003 001</b>	Name of Wetland or Waterbody: <b>Unnamed Drainage Way</b>
Name of Agent: <b>Sevee &amp; Maher Engineers, Inc. (Peter Dalfonso)</b>		Telephone No: <b>207-829-5018</b> (include area code)	
Detailed Directions to Site: <b>Maine Turnpike to Exit 48, right on Riverside St. Follow Riverside Street to Forest Ave. (Rt. 302), right on Forest Ave. then next left onto Riverside Industrial Parkway to #176 on left.</b>			
UTM Northing: (if known)		UTM Easting: (if known)	
Description of Project: <b>Construction of a 8,090 square foot building for a wholesale distributor.</b>			
Part of a larger project?			Yes <input checked="" type="checkbox"/> No

(CHECK ONE) This project: does  does not  involve work below mean low water. I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

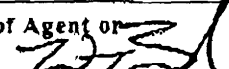
- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adjacent to Protected Natural Res. | <input type="checkbox"/> Sec. (8) Shoreline stabilization                         | <input type="checkbox"/> Sec. (14) REPEALED                   |
| <input type="checkbox"/> Sec. (3) Intake Pipes                                       | <input type="checkbox"/> Sec. (9) Utility Crossing                                | <input type="checkbox"/> Sec. (15) Public Boat Ramps          |
| <input type="checkbox"/> Sec. (4) Replacement of Structures                          | <input type="checkbox"/> Sec. (10) Stream Crossing                                | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED   | <input type="checkbox"/> Sec. (11) State Transportation Facilities                | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation                    | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas                   | <input type="checkbox"/> Sec. (18) Maintenance Dredging       |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                                      | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement |   |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- Attach a check for \$55 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach all other required submissions as outlined in the PBR Sections checked above.

**By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.**

Signature of Agent or Applicant: 	Date: <b>1/9/07</b>
--	---------------------

Keep a copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

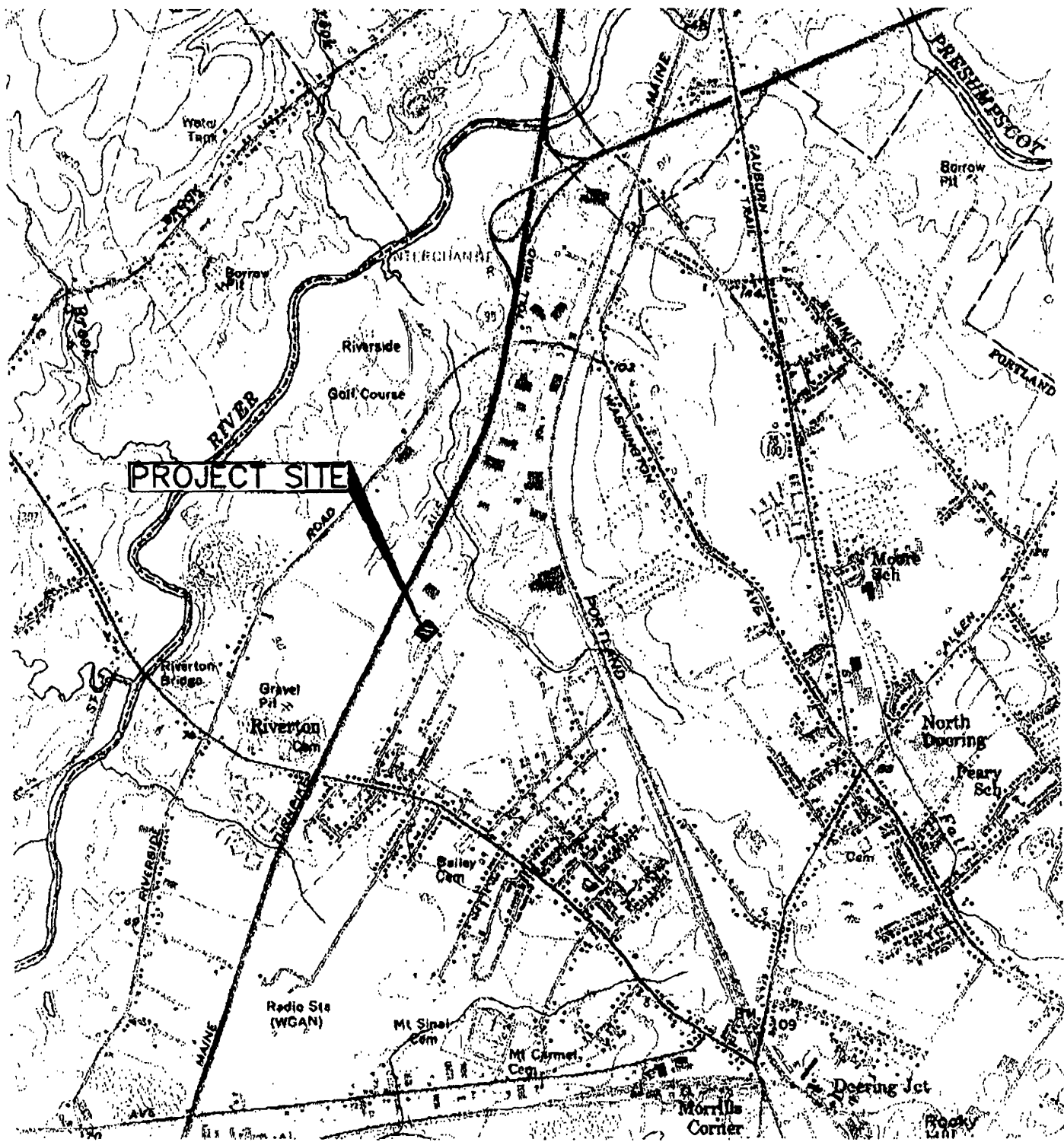
AUGUSTA DEP  
STATE HOUSE STATION 17  
AUGUSTA, ME 04333-0017  
(207)287-2111

PORTLAND DEP  
312 CANCO ROAD  
PORTLAND, ME 04103  
(207)822-6300

BANGOR DEP  
106 HOGAN ROAD  
BANGOR, ME 04401  
(207)941-4570

PRESQUE ISLE DEP  
1235 CENTRAL DRIVE  
PRESQUE ISLE, ME 04769  
(207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	
PBR #	FP		Acc. Date	Def. Date	After Photos



BASE MAP ADAPTED FROM 7.5 MIN  
USGS TOPOGRAPHIC QUADRANGLE  
PORTLAND, MAINE-1989



FIGURE 1  
SITE LOCATION MAP  
176 RIVERSIDE INDUSTRIAL PARKWAY  
PORTLAND, MAINE

**SME**

Sevee & Maher Engineers, Inc.







DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF LAND AND WATER QUALITY

FIELD DETERMINATION ID 4501

## Field Determination Form

CONTACT

PETER DALFONSO  
SEVEE & MAHER ENGINEERS, INC.  
4 BLANCHARD ROAD  
CUMBERLAND CENTE ME 04021  
TELEPHONE (207) 829-5016

DIRECTIONS

rt 302 west to riverside industrial parkway,  
go right. site is 176 riverside industrial  
parkway.

PROPERTY OWNER

WILLIAM BOYLE

ME

STAFF REDMOND, CHRISTOPHER

RESOURCE RSB

TOWN PORTLAND

MAP LOT

MEMO

Peter Dalfonso asked me to determine if there was a stream on the property that his client wishes to buy. His client wishes to build a commercial building at the site.

After inspecting the area, I informed Mr. Dalfonso that the resource in question was a stream as currently defined by the Natural Resources Protection Act (NRPA). A section 2 Permit by Rule (PBR) is required for any soil disturbance within 75 feet of the stream. A full NRPA permit is required for any activity within 25 feet of the stream. Areas having slopes steeper than 3H:1V may not be counted when determining these setbacks.

There also appeared to be wetland areas adjacent to parts of the stream. Wetland areas within 25 feet of a stream are considered wetlands of special significance and any alterations require a full NRPA permit.

The proposed development may also require a permit pursuant to the Stormwater Management Law. Erosion control devices must be installed and maintained on the project site during any soil disturbance activity. The owner should make sure that all applicable DEP permits, as well as local permits, have been obtained prior to the start of any construction on the project site.

Name:

Chris Redmond *Chris Redmond* 822-6331

RECEIVED 12/29/2005

SITE VISIT 1/4/2006

COMPLETED 1/4/2006



**Photo #1**



Photo #2



Photo #3

**SME**

*Sevee & Maher Engineers, Inc.*  
Waste Management and Hydrogeologic Consultants

January 11, 2007

05145  
070111mdep.doc

Ms. Kara Moody  
Maine Department of Environmental Protection  
312 Canco Road  
Portland, Maine 04103

Subject: 176 Riverside Industrial Parkway – NRPA PBR

Dear Ms. Moody:

The following narrative is being submitted as required under NRPA PBR Section 2-B-3 Submissions: Narrative Explaining Why There is No Practicable Alternative.

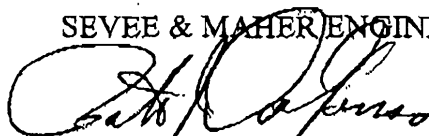
The 176 Riverside Industrial Parkway site in Portland, Maine is 42,751 square feet. Applying all setbacks including a 75-foot stream setback and City of Portland building setbacks results in a building envelope of 5,700 square feet and a total developable area of 8,400 square feet. This results in a parcel that is essentially not developable. The major contributing factor is the steep slope which must not be counted as part of the stream setback. By reducing the setback to 25 feet the building envelope becomes 19,000 square feet and the developable area becomes 24,000 square feet.

The remaining buffer will be left untouched which includes the 25-foot setback and the slope area. To protect the resources, Best Management Practices will be followed during construction. In addition, stormwater treatment though not required for this site has been included in the site design.

Should you have any questions please contact me.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Peter J. Dalfonso, P.E.

cc: Will Boyle

To: "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>  
From: Peter Dalfonso <pjd@smemaine.com>  
Subject: Re: Zoning Comments  
Cc:  
Bcc:  
Attached:

Shukria;

I have requested confirmation from DEP concerning the Permit by Rule.

The lot coverage is calculated by adding the building foot print (6090sqft) to the paved surface (8,131 sqft) which results in a total impervious surface of 14,221 sqft. Dividing that by the total lot area (42,751sqft) results in a lot coverage of 33% . When I did the original calculation I had a little more pavement on the site; that is where the 38% was derived from.

Thanks, Peter

At 04:18 PM 2/8/2007, you wrote:

Please see the attached zoning comments.

Thanks.

Shukria

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## MEMORANDUM

**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0004

**Date:** 1/17/2007

Zoning has reviewed and all requirements in the I-M Zone are being met. I would like written confirmation that the 38% lot coverage that is given is really an impervious surface ratio and not just building coverage. I would also like confirmation that DEP is requiring only a 25' setback from the stream instead of the 75' that is stated in their application.

Subject: RE: I76 Riverside Industrial Parkway PBR  
Date: Fri, 9 Feb 2007 10:17:36 -0500  
X-MS-Has-Attach:  
X-MS-TNEF-Correlator:  
Thread-Topic: I76 Riverside Industrial Parkway PBR  
Thread-Index: AcdLydhiMzUdGQn2STa4yo/BtEzC3wAk0pFQ  
From: "Moody, Kara" <Kara.Moody@maine.gov>  
To: "Peter Dalfonso" <pjd@smemaine.com>  
Cc: "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>  
X-OriginalArrivalTime: 09 Feb 2007 15:17:36.0346 (UTC) FILETIME=[6DEFF3A0:01C74C5D]  
X-Origin-IP: 198.182.162.127  
X-Env-From: kara.moody@maine.gov  
X-Virus-Status: Scanned by VirusSMART (c)  
X-Spam-Status: NO, ALLOW RULE=UAU  
X-Antivirus: AVG for E-mail 7.1.411 [268.17.32/677]

Peter & Shukria,

Permit By Rule #42345 was approved on January 12, 2007. This permit is for the construction of a 6,090 square-foot building adjacent to a stream, with no activities permitted within 25 feet of the stream. Let me know if there is anything else you need.

Kara Moody  
Department of Environmental Protection  
Bureau of Land & Water Quality  
Division of Land Resource Regulation  
312 Canco Road  
Portland, ME 04103  
Tel:(207) 822-6351  
Fax: (207) 822-6303  
kara.moody@maine.gov

-----Original Message-----

From: Peter Dalfonso [mailto:pjd@smemaine.com]  
Sent: Thursday, February 08, 2007 4:40 PM  
To: Moody, Kara  
Cc: Shukria Wiar  
Subject: I76 Riverside Industrial Parkway PBR

Kara,

Attached is a comment letter from the City of Portland zoning office. They are requesting confirmation that the proposed structure is permitted under NRPA Permit by Rule. Is it possible to get confirmation sent to the Planner Shukria Wiar? An email would be OK.

Thanks, Peter

Dalfonso

This electronic message contains information from Sevee & Maher Engineers, Inc. (SME), which may be confidential, privileged or



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## WARRANTY DEED

DLW PARTNERS, LLC, a Maine limited liability company located in Portland, County of Cumberland and State of Maine, for consideration paid, grants to 176 RIVERSIDE INDUSTRIAL PARKWAY LLC, whose mailing address is P.O. Box 817, Needham, MA 02494, with WARRANTY COVENANTS, a certain lot or parcel of land, with any improvements thereon, located at 176 Riverside Industrial Parkway, in the City of Portland, County of Cumberland and State of Maine, said lot being shown on the The LeFevres Plan hereinafter referenced, and being more particularly bounded and described as follows:

BEGINNING at an iron marker found at the Northeasterly corner of Lot 10, on the Northwesterly sideline of Riverside Industrial Parkway as delineated on the Plan of Property for Rufus Jones dated November, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 110, Page 25, at an iron marker found;

- 1) Thence N 64° 10' 00" W a distance of Two Hundred Forty-Two and 90/100 (242.90) feet by the Northeasterly line of said Lot 10 to a point and remaining land of The LeFevres, LLC as described in a Warranty Deed from Montalvo Properties to The LeFevres, LLC dated September 21, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15740, Page 305;
- 2) Thence N 81° 08' 02" E a distance of Seventy-Seven and 71/100 (77.71) feet by said remaining land of The LeFevres, LLC to a point;
- 3) Thence N 28° 00' 00" E a distance of One Hundred Fourteen and 67/100 (114.67) feet by said remaining land of The LeFevres, LLC to a point;
- 4) Thence N 75° 54' 14" E a distance of One Hundred Fifty-Seven and 34/100 (157.34) feet by said remaining land of The LeFevres, LLC to a point;
- 5) Thence S 64° 10' 00" E a distance of Seventy-One and 55/100 (71/55) feet by said remaining land of The LeFevres, LLC to the northwesterly sideline of Riverside Industrial Parkway;
- 6) Thence Southwesterly an arc distance of One Hundred Twenty-Nine and 58/100 (129.58) feet by said Northwesterly sideline of Riverside Industrial Parkway on a curved line concave to the southeast having a radius of One Thousand Ninety and 00/100 (1,090.00) feet to appoint bearing S 31° 24' 21" W a distance of One Hundred Twenty-Nine and 50/100 (129.50) feet from the last mentioned point;

7) Thence S 28° 00' 00" W a distance of One Hundred Thirty-One and 02/100 (131.02) feet by said northwesterly sideline of Riverside industrial Parkway to an iron marker found and the point of beginning.

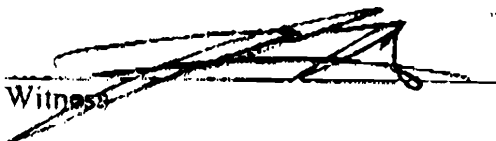
Reference is hereby made to a plan entitled "Plan of Boundary Survey and Lot Division made for The LeFevres, LLC" by Titcomb Associates dated April 13, 2003 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 673.

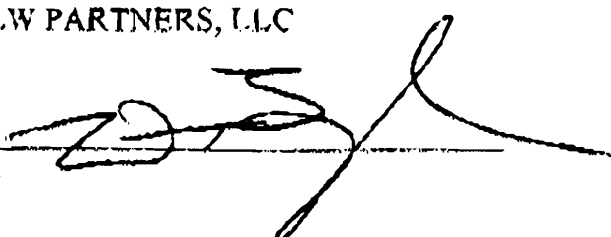
Said parcel contains 42,751 square feet and is a portion of the parcel conveyed by warranty deed from Montalvo Properties to The LeFevres, LLC dated September 21, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15740, Page 305.

Reference is also made to the following deeds recorded or to be recorded in the Cumberland County Registry of Deeds: (1) Book 21795, Page 281, deed from The LeFevres, LLC to David N. Robeck and Lois E. Robeck dated September 16, 2004; and (2) deed from David N. Robeck and Lois E. Robeck to DLW Partners, LLC of recent date and to be recorded.

The said DLW Partners, LLC has caused this instrument to be signed in its name and behalf by William Boyle, its Manager, hereunto duly authorized, this 14<sup>th</sup> day of June, 2007.

DLW PARTNERS, LLC

Witness 

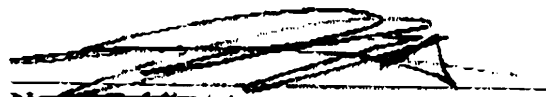
By:   
Its: \_\_\_\_\_

STATE OF MAINE  
Frank County, SS.

June 14, 2007

Personally appeared the above named William Boyle, Manager of DLW Partners, LLC and acknowledged the foregoing to be his/her free act and deed in said capacity.

Before me,



Notary Public / Attorney at Law

Printed Name: Richard W. Bryant, Esq.

SHEET 330A-D

1 strip

SHEET 333-A

MISSOURI

WESTERLY LIMITS OF M.T.A. R/W

TURNPIKE

SOUTHBOUND

NORTHBOUND

MAINE

EASTERLY LIMITS OF M.T.A. R/W

PARKWAY

INDUSTRIAL

RIVERSIDE

CITY

AVENUE

NEWELL AVENUE

TUCKER

SHEET 332-B

5  
15,229

1  
46,257

2  
117,955

3  
42,751

4  
63,809

NO RES. OPEN SPEED

OPEN SPACE

(H)

(B)

(E)

