

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1349	Issue Date:	CBL: 331 A001001
-----------------------	-------------	---------------------

Location of Construction: 1039 Riverside St	Dwner Name: 1039 Riverside Llc	Owner Address: 340 Fore St	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone 2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: IM
Past Use: Foundation & Shell	Proposed Use: Commercial New 9800 Sq. Ft. Building -sm Office & warehouse No Interior Planned Bldg # 8	Permit Fee: \$1,479.00	Cost of Work: \$162,000.00
		CEO District: 5	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: NONE Type: 2B 10/22/04
Proposed Project Description: New 9800 Sq. Ft. Building -sm Office & warehouse No Interior Planned Bldg # 8		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 09/02/2004
-----------------------------	---------------------------------

Zoning Approval		
Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>separate permit required for any work</i> <input type="checkbox"/> Flood Zone <i>Panel 1B Zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>*2003-0203</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK per revised plans</i> Date: 10/7/04	Zoning Appeal <input type="checkbox"/> Variance <i>Signature</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

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: 04-1349	Date Applied For: 09/02/2004	CBL: 331 A001001
------------------------------	--	----------------------------

Location of Construction: 1039 Riverside St	Owner Name: 1039 Riverside Llc	Owner Address: 340 Fore St	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone (207) 797-6066
Lessee/Buyer's Name	Phone:	Permit Type: Steel Only-Commercial	

Proposed Use: Commercial New 9800 Sq. Ft. Building -sm Office & warehouse No Interior Planned - bldg #8	Proposed Project Description: New 9800 Sq. Ft. Building -sm Office & warehouse No Interior Planned - bldg #8
---	--

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 1010712004

Note: 9114104 - the original approved building size for bldg #8 is 60x 100 - There is a possible future build out and **Ok to Issue:**
they are showing the entire footprint including the future build out to be the new bldg size. I have an e-mail in to Kandi for her approval on this. - Kandi says that it would need a site plan amendment.
1017104 received revised site plan from kandi

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 1012212004

Note: **Ok to Issue:**

- 1) Foundation and Shell only, no use has been approved
Special Inspection Statement needs to be amended as the Building fabricator is not AISC Certified.
A Special inspection w/ satisfactory report is required at the fabrication location in Iowa

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 1010712004

Note: shell only **Ok to Issue:**

Dept: Engineering **Status:** Approved **Reviewer:** Tony **Approval Date:** 01/21/2004

Note: PUBLIC WORKS ENGINEERING REVIEW...10/02/03 **Ok to Issue:**

I have reviewed the plans and application dated 9/25/03 and offer the following comments:

1. The plans need to specify the limits of disturbance and excavation within Riverside Street, for the purpose of installing utilities and granite curbing.. Further, the plans need to specify the pavement repairs required per the City's Street Opening Ordinance. Riverside Street, between Warren Avenue and Forest Avenue is a 5-year moratorium street.

PUBLIC WORKS ENGINEERING REVIEW...1121104

The applicant has revised the plans to the satisfaction of my Public Works review.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 0913012003

Note: **Ok to Issue:**

- 1) additional hydrt locations need approval

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Sebago Technic **Approval Date:** 02/10/2004

Note: **Ok to Issue:**

- 1) see Planning conditions

Location of Construction: 1039 Riverside St	Owner Name: 1039 Riverside Llc	Owner Address: 340 Fore St	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone (207) 797-6066
Lessee/Buyer's Name	Phone:	Permit Type: Steel Only-Commercial	

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Kandi Talbot **Approval Date:** 0211012004

Applicant: Hardy Pond Const

Date: 9/14/04

Address: 1039 Riverside St

C-B-L: 331-A-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev. → 2 Bldg

Permit # 04-1349

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - construct Bldg #8 60' x 100'

Sewage Disposal - City

Lot Street Frontage - 60' min - 606' given

Front Yard - 24' req over 1000'
1' for every 1' of height - 25' shown

Rear Yard - 24' req (1' for every 1' of height) - 35' scaled

Side Yard - 24' req (1' for every 1' of height) - 60' scaled

Projections - none shown

Width of Lot - N/A

Height - 75' MAX - 24' scaled to ridge

Lot Area - None - 726, 768 sq ft for whole lot

Lot Coverage/ Impervious Surface - ok for entire lot

Area per Family - N/A

Off-street Parking - ok for entire lot

Loading Bays - 2 shown

Site Plan - 2003-0203 → approved revisions to site plan 10/7/04

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel B - Zone C - just outside

OK pavement setback to boundary lines - 10' air

From: Kandi Talbot
To: Marge Schmuckal
Date: Tue, Sep 14, 2004 2:15 PM
Subject: Re: 1039 Riverside Street

Marge,

The expanded area was **not part** of the Original approval. So any future expansion would have to come back with an amended site plan. Thank,

Kandi

>>> Marge Schmuckal 09/14/2004 12:34:21 PM >>>

Kandi,

We have received our second building (bldg#8) for this multi-building lot. My approved site plan shows an approved building 60 x 98 size and then a shaded in area for "Possible future expansion". Well the building permit application is showing a size for the building as being 98' x 100 feet. Do they need to get an amended approval thru planning for "future expansion" that they are building now as the original bldg., or was this part of the original approval?

Marge

From: Marge Schmuckal
To: Kandi Talbot
Date: Tue, Sep 14, 2004 12:34 PM
Subject: 1039 Riverside Street

Kandi,

We have received our second building (bldg #8) for this multi-building lot. My approved site plan shows an approved building 60' x 98 size and then a shaded in area for "Possible future expansion". Well the building permit application is showing a size for the building as being 98 x 100 feet. Do they need to get an amended approval thru planning for "future expansion" that they are building now as the original bldg., or was this part of the original approval?

Marge

From: Marge Schmuckal
To: Kandi Talbot
Date: Wed, Oct 6, 2004 4:40 PM
Subject: 1039 Riverside Street

Kandi,
Sorry to keep at you on this, but the applicant has again told me that you have approved this. If so, can I get a stamped approved site plan.
Thanks,
Marge

From: Marge Schmuckal
To: Kandi Talbot
Date: Tue, Oct 5, 2004 9:45 AM
Subject: Fwd: Re: 1039 Riverside Street

Kandi,

If we are only talking about revisions to only bldg #8, if you remember, I started this whole question. Yes, that bldg meets the setbacks. It was my concern that it was encompassing a "future" expansion and you stated that it would need a site plan amendment.

Just let me know when it is approved and give me the approved site plan & I can take it from there.

>>> Kandi Talbot 10/04 3:43 PM >>>

Marge,

Have you had a chance to review the revision and if *so*, do you have any concerns? Steve Bushey was asking if you had any issues or not. Thanks.

Kandi

>>> Marge Schmuckal 10/04/2004 10:38:00 AM >>>

Well,

Because I already have a building permit on 1039, and I was that one who found the expansion and set the revision process in motion, I would appreciate that you would give this one to me. I have the permit waiting for your response.

Marge

From: Kandi Talbot
To: Marge Schmuckal
Date: Mon, ~~Oct~~ 4, 2004 10:34 AM
Subject: Re: 1039 Riverside Street

Marge,

I have not approved it yet. I'm waiting for Jim Seymour's okay. Its close to the wetlands. As ~~soon~~ as I do I will bring something downstairs. Where should I be dropping these sign offs? I brought down Lifestyles approval to Gayle on Wednesday and Mike was looking for it on Friday, ~~so~~ am I supposed to drop it off with Gayle or with you? Thanks.

Kandi

>>> Marge Schmuckal 10/04/2004 10:29:17 AM >>>

Kandi,

I have not yet received any verification that the revisions the the originally approved site plan have been approved. Bob G. is calling me and said that you have approved the revisions. Is that true? Can I get a copy of the revised site plan? Can we issue the building permit?

Marge

From: Marge Schmuckal
To: Kandi Talbot
Date: Mon, Oct 4, 2004 10:38 AM
Subject: Fwd : Re: 1039 Riverside Street

Well,

Because I already have a building permit on 1039, and I was that one who found the expansion and set the revision process in motion, I would appreciate that you would give this one to me. I have the permit waiting for your response.

Marge

From: Marge Schmuckal
To: Kandi Talbot
Date: Mon, Oct 4, 2004 10:29 AM
Subject: 1039 Riverside Street

Kandi,

I have not yet received any verification that the revisions the the originally approved site plan have been approved. Bob G. is calling me and said that you have approved the revisions. Is that true? Can I get a copy of the revised site plan? Can we issue the building permit?

Marge

COMMANDER BUILDINGS, INC.

P.O. BOX 611
22223 HIGHWAY 38 NORTH
MONTICELLO, IA. 52310
(319) 463-5961

LETTER OF CERTIFICATION

DATE: 6 JULY, 2004

SOLD TO: GRAYS CGSTOM BUILDERS
P.O. BOX 107
MEDWAY, ME. 04460

JOB # 24293

SHIP TO: KEALEY ELECTRIC -PORTLAND, ME.

98' (49'x49') x 100' x 16' COMMANDER AS-500 ALL STEEL BUILDING WITH CENTER COLUMN

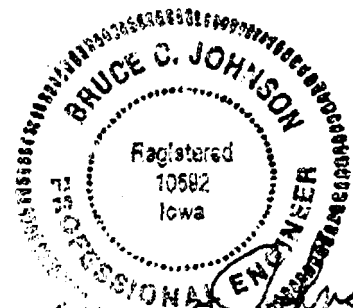
5 @ 20' BAY SPACING
1/12 ROOF PITCH

THIS LETTER IS TO CERTIFY TEAT THE ABOVE BUILDING WILL MEET OR EXCEED THE FOLLOWING REQUIREMENTS;

DEAD LOAD - 5 PSF
SNOW LOAD - 56 PSF
WIND LOAD - 20 PSF

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

Bruce C. Johnson 7/6/04
BRUCE C. JOHNSON REG. NO. 10682 DATE



Bruce C. Johnson
7/6/04



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

ACCESSIBILITY CERTIFICATE

Designer: _____

Address of Project: 1034 RIVERSIDE ST BUILDING #8

Nature of Project: 9800 SF PER-ENGINEERED METAL BLDG

NO INTERIOR FINISHES AT THIS TIME.

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

Signature: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

(SEAL)

3312A1

COMMANDER BUILDINGS, INC.

P.O. BOX 611
22223 HIGHWAY 38 NORTH
MONTICELLO, IA. 52310
(319) 463-5961

LETTER OF CERTIFICATION

DATE: 6 JULY, 2004

SOLD TO: GRAYS CUSTOM BUILDERS
P.O. BOX 107
MEDWAY, ME. 04460

JOB # 24293

SHIP TO: KEALEY ELECTRIC - PORTLAND, ME.

98'(49'/49') x 100' x 16' COMMANDER AS-500 ALL STEEL BUILDING WITH CESTER COLUMN

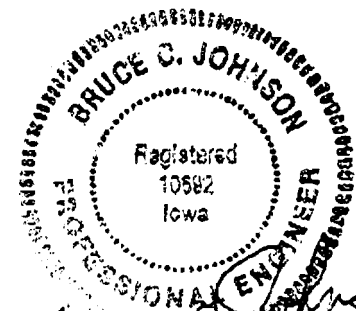
5 @ 20' BAY SPACING
1/12 ROOF PITCH

THIS LETTER IS TO CERTIFY THAT THE ABOVE BUILDING WILL MEET OR EXCEED THE FOLLOWING REQUIREMENTS;

DEAD LOAD - 5 PSF
SNOW LOAD - 56 PSF
WIND LOAD - 20 PSF

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Bruce C. Johnson 7/6/04
BRUCE C. JOHNSON REG. NO. 10692 DATE



Bruce C. Johnson
7/6/04



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

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

FROM: Allied Engineering Inc.

RE: Certificate of Design

DATE: 8.23.04

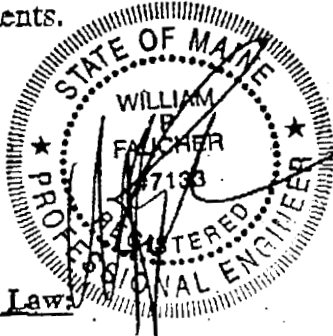
These plans and / or specifications covering construction work on:

1039 RIVERSIDE ST, BUILDING #B - 9800 SF PRE-ENGINEERED

BUILDING AND FND. SYSTEM.

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

(SEAL)



Signature: [Handwritten Signature]

Title: Principal

Firm: Allied Engineering Inc

Address: ONE WESTBROOK COMMON

WESTBROOK ME 04092

As per Maine State Law:

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



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

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

PROM DESIGNER: ALUM ENGINEERING INC.

ONE WESTBROOK COMMON WESTBROOK ME 04092

DATE: 8-23-04

Job Name: 1039 BILTZENDORF ST BUILD # 59

Address of Construction: 11 11

THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)

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

Building Code and Year BOCA 99 (14th Ed) Use Group Classification(s) USE GROUP B OR F-2

Type of Construction _____ NOT YET DECIDED.

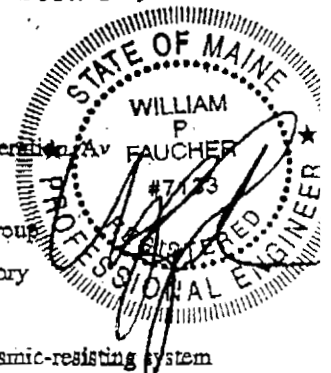
Structural Systems

Roof Snow Load

60 psf Ground Snow Load (Pg)
42 psf If Pg > 10 psf, Flat Roof snow load, Pf
1.0 If Pg > 10 psf, snow exposure factor, Ce
1.0 If Pg > 10 psf, roof thermal factor
1.0 If Pg > 10 psf, snow load importance factor, I
4 psf Sloped Roof Snowload Ps

Earthquake Loads

0.10 Peak velocity-related acceleration, Av
0.10 Peak acceleration, Az
I Seismic hazard exposure group
C Seismic performance category
S1 Soil profile type
NUM. RESISTING FRAME Basic structural system / seismic-resisting system
4/2-14 Response modification factor, R, and deflection amplification factor, Cd

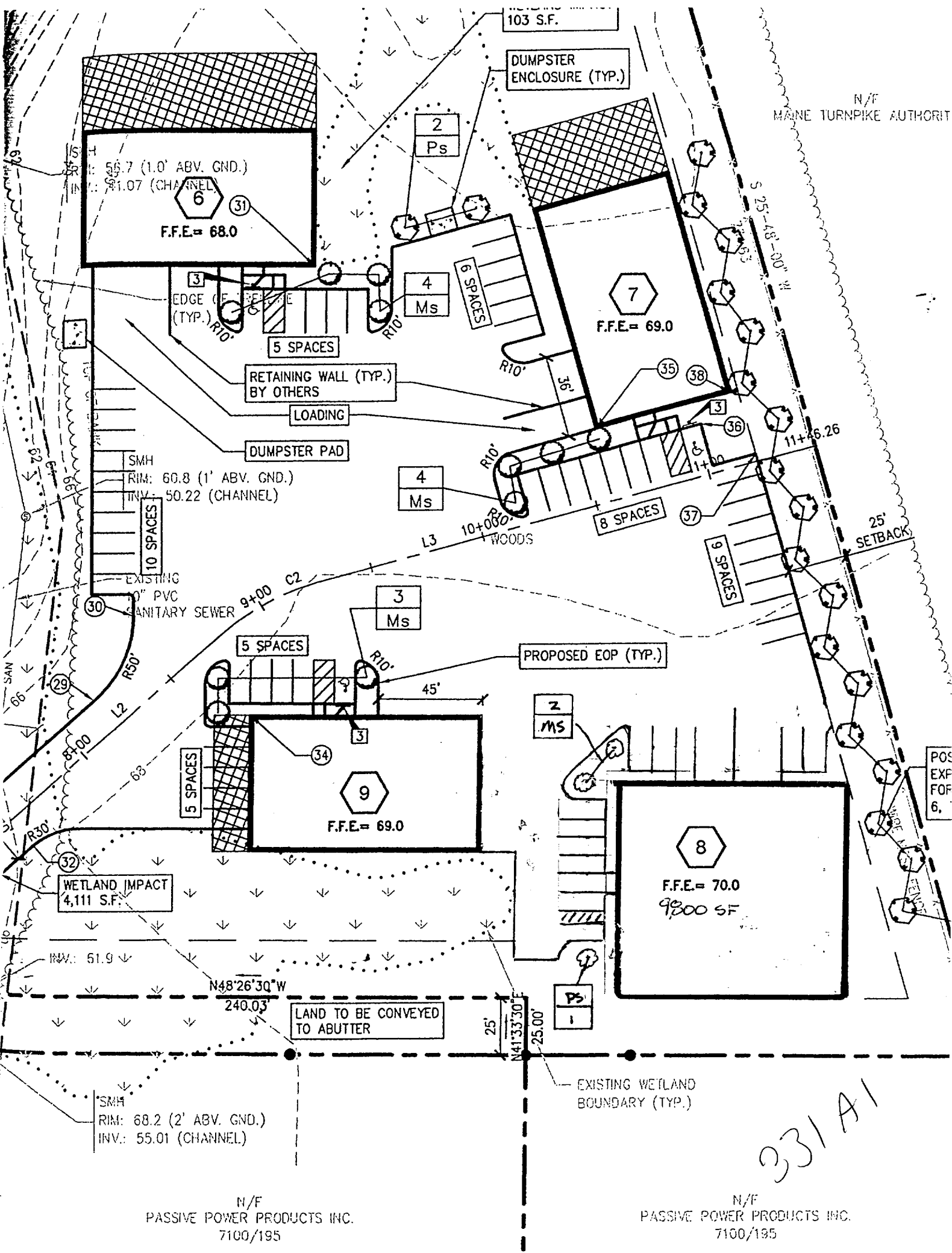


The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads

85 mph Basic Wind Speed
C Wind Exposure Category 16.2 psf Wind Design Pressure +/- 0.18 Internal Pressure Coefficient
1.10 Wind Importance Factor

331A1



331A1

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Building 4 or Building 8 -1039 Riverside Street.

LOCATION: Portland, ME

PERMIT APPLICANT: Hardypond Construction

APPLICANT'S ADDRESS: 1039 Riverside Street, Suite 11, Portland 04103

STRUCTURAL ENGINEER OF RECORD: William P. Faucher, P.E. allied engineering, inc
Name Firm

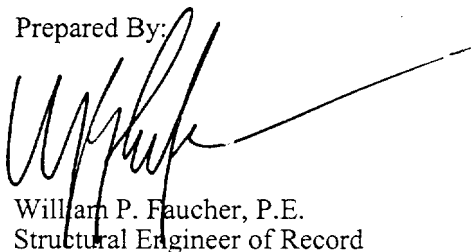
ARCHITECT OF RECORD: None
Name Firm

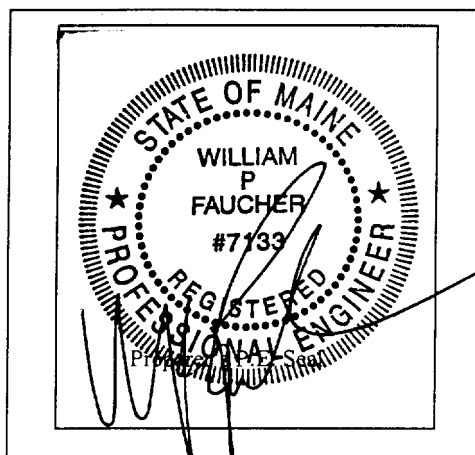
This Statement of Special Inspections is submitted in accordance with Section 1705.1.1 of the 1999 BOCA National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

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

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

Prepared By:


William P. Faucher, P.E.
Structural Engineer of Record



Applicant's Authorization:

SIGNATURE DATE

331A1

LIST OF AGENTS

PROJECT: Building 4 or Building 8 - 1039 Riverside Street, Portland, ME

STRUCTURAL ENGINEER OF RECORD: William P. Faucher, P.E. **allied engineering, inc**
One Westbrook Common
Westbrook, Maine 04092
(Tel) 207-854-8126 X107; (Fax) 207-554-0603
<mailto:wfaucher@allied-eng.com>

ARCHITECT OF RECORD: None

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

	Name	Firma
1. Special Inspector	William P. Faucher, P.E.	allied engineering, inc.
2. Testing Laboratory (Soils & Concrete)	Unknown	S. W. Cole Engineering, Inc.
3. Testing Laboratory (Steel Connections)	Unknown	Elite Inspection Services
4.		
5.		
6.		
7.		
8.		
9.		
10.		

331 A1

SCHEDULE OF SPECIAL INSPECTION SERVICES
Project: 1039 Riverside Street, Portland, ME - Building 4 or Building 8

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT					REV. No.
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT No.	DATE COMPLETED	
1705.2 Steel Fabrication	1.00	In-plant review						
		Part A-Fabrication procedures	Yes	Review for AISC Certifications		1		
		Review material certificates of compliance (Bolts, nuts, washers, structural steel, & weld filler mat.)	Yes	Shop Drawing Submittal Review		1		
		Review connections	Yes	Shop Drawing Submittal Review		1		
		Review welder certification	Yes	Shop Drawing Submittal Review		1		
		Review material certificates of compliance (bolts, nuts, washers, & weld filler material)	Yes	Shop Drawing Submittal Review		1		
		Review primary steel connections						
		Moment connections	Yes	Elite Inspection Services		3		
		Shear connections	Yes	Elite Inspection Services		3		
		Bracing connections	Yes	Elite Inspection Services		3		
1705.3 Steel Erection		Review welded column splices	Yes	Elite Inspection Services		3		
		Review secondary steel connect						
		Girts	N/A					
		Steel Deck	N/A					
		Lintels	N/A					
		Review installation of shear studs	N/A					
		Review details/Steel Frame	N/A					

All Steel Construction Special Inspections have been completed in accordance with BOCA 1999, Section 1705.2 and 1705.3

Inspector

Date

331 A1

SCHEDULE OF SPECIAL INSPECTION SERVICES
 Project: 1039 Riverside Street, Portland, ME - Building 4 or Building 8

MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT No.	DATE COMPLETED	REV. No.
1705.4 CONCRETE CONSTRUCTION	2.00							
Concrete Materials		Review materials (ACI Chapt. 3)	Yes	Shop Drawing Submittal Review		1		
		Review mix design (ACI Chapt. 4)	Yes	Shop Drawing Submittal Review		1		
		Review reinforcing certification & weldability (ASTM A706) if required	Yes	Shop Drawing Submittal Review		1		
Placing Reinforcement		Review condition & placement of reinforcing and prestressing steel (ACI 318.7.4-7.7)	Yes	S.W. Cole Engineering, Inc.		2		
Formwork		Review formwork (ACI 3186.1)	Yes	S.W. Cole Engineering, Inc.		2		
		Review form removal & reshoring (ACI 3186.2)	Yes	S.W. Cole Engineering, Inc.		2		
Concrete Operations		Review concrete strength tests (ACI) 3185.6)	Yes	AEI & S.W. Cole Engineering, Inc.		1, 2		
		Review mix proportions and technique (ACI 3185.2, 5.3, 5.4, 5.8)	Yes	AEI & S.W. Cole Engineering, Inc.		1, 2		
		Review concrete placement (ACI 3185.9 & 5.10)	Yes	S.W. Cole Engineering, Inc.		2		
		Review curing technique & temperature (ACI 3185.11, 5.12 & 5.13)	Yes	S.W. Cole Engineering, Inc.		2		

Inspector _____ Date _____

All Steel Construction Special Inspections have been completed in accordance with BOCA 1999 Section 1705.4

331 A1

COMMANDER BUILDINGS, INC.

**P.O. BOX 611
22223 HIGHWAY 38 NORTH
MONTICELLO, LA. 52310
(319) 465-5961**

DATE: 13 OCTOBER., 2004

TO: MR. MIKE KEELEY

THIS LETTER IS IN REFERENCE TO YOUR QUESTIONS ON THE FOLLOWING BUILDING ORDER THAT WE HAVE FROM GRAY'S CUSTOM BUILDERS IN MEDWAY, MAINE:

**SOLD TO: GRAY'S CUSTUM BUILDERS
P.O.BOX 107
MEDWAY, MAINE 04460**

PROJECT NAME: KEALEY ELECTRICAL, PORTLAND MAINE - JOB #24293

98' x 100' x 16'

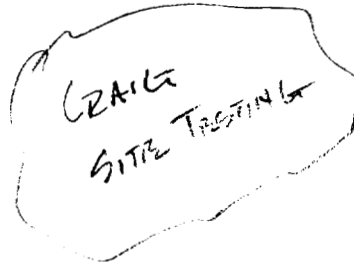
**COMMANDER AS-500 ALL STEEL BUILDING
5 @ 20' BAY SPACING
1 /12 ROOF PITCH**

IN ANSWER TO YOUR QUESTION PERTAINING TO THE AISC CERTIFICATION, NO WE DO NOT HAVE THIS CERTIFICATION. THIS IS A VERY EXPENSIVE AND LONG DRAWN OUT PROCEDURE. IN LIEU OF AN ACTUAL CERTIFICATION, WE MAINTAIN A SIMILAR QUALITY REASSURANCE PROGRAM WHICH ACCOMPLISHES THE SAME RESULTS. THIS PROGRAM MONITERS AND MAINTAINS THE FOLLOWING ASPECTS OF OUR PLANTS PROCESSES.

- 1) TRACKS AND RECORDS THE MILL CERTIFICATIONS OF ALL INBOUND STEEL TO MAKE SURE IT MEETS ALL MINIMUM REQUIREMENTS AND IS OF THE HIGHEST QUALITY.**
- 2) MANDATES THAT ALL WELDING PROCEDURES IN OUR PLANT USE PRE-APPROVED WELDING PROCEDURES PER THE ANSI/AWS D1.1-96 WELDING CODE.**
- 3) REQUIRES THAT ALL LABORERS WHO PERFORM WELDING MAINTAIN A CONTINUAL CERTIFICATION THROUGH BOTH WELDING CERTIFICATION AND PERIODIC INSPECTION OF WELDING PERFORMED.**
- 4) REQUIRES THAT ALL OTHER MANUFACTURING PROCESSES INVOLVED IN OUR PLANT ARE PERFORMED TO MINIMUM LEVEL WHICH ALLEVIATES ANY JOBSITE PROBLEMS.**

IF THERE ARE ANY OTHER QUESTIONS ON THIS MATTER PLEASE CONTACT ME. A CERTIFICATE OF THIS QUALITY ASSURANCE PROGRAM IS AVAILABLE UPON COMPLETION OF FABRICATION ON THIS PROJECT.

BRUCE JOHNSON, P.E. - ENGINEERING MANAGER, COMMANDER BUILDINGS



04-0238

April 1, 2004

Hardy Pond Construction
Attention: Bob Goudreau
1039 Riverside Street, Suite 11
Portland, Maine 04103

Subject: Preliminary Geotechnical Engineering Services
Limited Investigation
Bearing Capacity Assessment
Proposed Second Tee Business Park
1039 Riverside Street
Portland, Maine

Dear Mr. Goudreau:

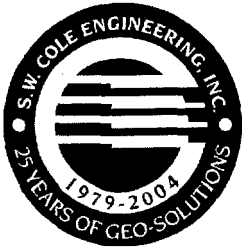
As requested, S. W. COLE ENGINEERING, INC. has observed a subsurface investigation for the proposed Second Tee Business Park located at 1039 Riverside Street in Portland, Maine. The purpose of our work was to observe the subsurface conditions at the site and provide a preliminary assessment of allowable soil bearing capacity. The contents of this report are subject to the limitations set forth in Attachment A.

PROPOSED CONSTRUCTION

We understand that a new business park is proposed on a 16-acre parcel of land at 1039 Riverside Street in Portland, Maine. The parcel will be developed for 10 structures measuring from 6,000 to 25,000 square feet. The structures will be one story metal buildings with finish floor grades within 1 to 2 feet of existing grade and light floor loading.

EXPLORATION AND TESTING

As requested, we observed four test pits made at the site on March 26, 2004. The explorations were selected and located in the field by Hardy Pond Construction. The approximate locations of the explorations are shown on the "Exploration Location Sketch" attached as Sheet 1.



04-0238
April 1, 2004

Logs of the explorations, based on our observations and laboratory testing are attached as Sheets 2 and 3. A key to the notes and symbols used on the logs is attached as Sheet 4.

Laboratory testing was performed on selected samples recovered from the explorations. One grain size analysis was performed and the results are presented on Sheets 5 and 6.

SUBSURFACE CONDITIONS

Test Pits TP-1 through TP-4 generally encountered 0.5 to 1.0 feet of dark brown sandy silt with organics overlying 4 to 6 feet of brown silty fine to medium sand. The silty sand overlies gray silty sand with silt and clay layers. Test Pits TP-1 through TP-3 were terminated in the gray silty sand at a depth of 8.5, 8.0 and 6.0 feet, respectively. Test Pit TP-4 encountered gray silty clay at a depth of 7 feet and was terminated at 8.0 feet.

Groundwater was observed in the explorations at depths of about 4 to 4.5 feet at the time of the fieldwork. The soils were generally wet below the ground surface. Long-term groundwater information is not available.

EVALUATIONS AND RECOMMENDATIONS

Based on our observations and shallow groundwater conditions encountered, we recommend that the footings be placed on 8 inches of crushed stone over a geotextile fabric placed on the undisturbed native silt sand. We further recommend that a smooth edged bucket be utilized to excavate to subgrade in order to reduce disturbance of the bearing soils. Footings should be placed at a depth of at least 4.5 feet below exterior finish grade to provide frost protection. Based on the findings at the widely spaced test pits, we recommend that preliminary foundation design consider a net allowable bearing contact pressure not exceeding 2.5 ksf. All footings should be at least 24 inches in width.

Groundwater will be encountered during excavation work. Sumping and pumping dewatering techniques should be adequate to control groundwater below footing subgrade elevation. Controlling the water levels to a at least one foot below subgrade elevations will help stabilize the subgrade and provide a more suitable working surface during construction.

Our services have been limited by the client to widely spaced test pits and providing a preliminary assessment of allowable soil bearing capacity at those locations. Other services were specifically not requested by the client. We recommend that additional explorations



04-0238
April 1, 2004

including test pits and/or test borings be made specific to each structure proposed at the site. This is to determine if soil conditions are consistent with those found at these explorations.

S. W. COLE ENGINEERING, INC. should be on-site to observe subgrades prior to fill or concrete placement in the event that subsurface conditions are found to differ from those anticipated. S. W. COLE ENGINEERING, INC. is available to provide field and laboratory testing of soils, concrete, asphalt, masonry, spray-applied fire-proofing and structural steel.

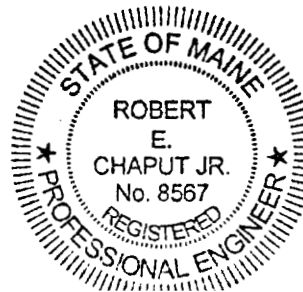
CLOSING

It has been a pleasure to be of assistance to you with this phase of your project. If you have any questions or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

S. W. COLE ENGINEERING, INC.

Robert E. Chaput, Jr., P.E.
Vice President



REC:kml

P:\\$wc-2004\04-0238\04-0238 Report.doc

ATTACHMENT A

Limitations

This report has been prepared for the exclusive use of Hardy Pond Construction for specific application to the Proposed Second Tee Business Park at 1039 Riverside Street in Portland, Maine as described herein. Our services were limited by Hardy Pond Construction to an assessment of soil bearing capacity only and a deeper soils investigation to evaluate settlement and other geotechnical considerations was specifically excluded by Hardy Pond Construction. Hardy Pond Construction has agreed to protect and hold harmless S.W.COLE ENGINEERING, INC. from any and all claims, including third-party claims, for damages or consequential damages due to underlying soil conditions including but not limited to post-construction settlement. S.W.COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

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

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

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

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



TEST PIT LOGS

PROJECT/CLIENT: PROPOSED SECOND TEE BUSINESS PARK / HARDY POND CONSTRUCTION
 LOCATION: 1039 RIVERSIDE STREET, PORTLAND, MAINE
 BACKHOE FIRM: HARDY POND CONSTRUCTION OPERATOR: BOB GOUDREAU

PROJECT NO.: 04-0238
 SWCREP.: TJG

TEST PIT <u>TP-1</u>			
DATE: <u>3/26/2004</u>		SURFACE ELEVATION: <u>NOT AVAIL.</u>	
		LOCATION: <u>SEE SHEET 1</u>	
SAMPLE NO	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	1.0'	DARK BROWN SANDY SILT, TRACE GRAVEL WITH ORGANICS	
	6.0'	LIGHT BROWN SILTY FINE TO MEDIUM SAND	
S-1	7'	GRAY SILTY FINE SAND WITH SILT AND CLAY LAYERS	
	8.5'	BOTTOM OF EXPLORATIN AT 8.5'	
COMPLETION DEPTH: <u>8.5'</u>		DEPTH TO WATER: <u>4'</u>	

TEST PIT <u>TP-2</u>			
DATE: <u>3/26/2004</u>		SURFACE ELEVATION: <u>NOT AVAIL.</u>	
		LOCATION: <u>SEE SHEET 1</u>	
SAMPLE NO	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	1.0'	DARK BROWN SANDY SILT WITH ORGANICS	
	5.0'	LIGHT BROWN SILTY FINE TO MEDIUM SAND	
s-2	4'	GRAY SILTY FINE SAND WITH SILT AND CLAY LAYERS	
	8.0'	BOTTOM OF EXPLORATOIN AT 8'	
COMPLETION DEPTH: <u>8</u>		DEPTH TO WATER: <u>4.5'</u>	



TEST PIT LOGS

PROJECT/CLIENT PROPOSED SECOND TEE BUSINESS PARK / HARDY POND CONSTRUCTION
 LOCATION 1039 RIVERSIDE STREET, PORTLAND, MAINE
 BACKHOE FIRM HARDY POND CONSTRUCTION OPERATOR BOB GOUDREAU

PROJECT NO 04-0238
 SWCREP TJG

TESTPIT <u>TP-3</u>			
		DATE: <u>3/26/2004</u>	SURFACE ELEVATION: <u>NOT AVAIL.</u>
		LOCATION: _____	
SAMPLE	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.5'	BROWN SAND AND GRAVEL, TRACE COBBLES	
		ORANGE/BROWN SILTY FINE TO MEDIUM SAND	
	4.5'		
s-3	5.5'	GRAY FINE SAND WITH SILT AND CLAY LAYERS	
	6.0'	BOTTOM OF EXPLORATION AT 6'	
COMPLETION DEPTH: <u>6'</u>		DEPTH TO WATER: <u>4'</u>	

TESTPIT <u>TP-4</u>			
		DATE: <u>3/26/2004</u>	SURFACE ELEVATION: <u>NOT AVAIL.</u>
		LOCATION: <u>SEE SHEET 1</u>	
SAMPLE	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	8"	DARK BROWN SANDY SILT WITH ORGANICS	
		LIGHT BROWN FINE SANDY SILT	
	3.5'		
		BROWN SILTY SAND	
	6.5'		
	7.0'	GRAY SILTY FINE SAND WITH SILT AND CLAY LAYERS	
S-4	7.5'		
	8.0'	GRAY SILTY CLAY	
		BOTTOM OF EXPLORATION AT 8'	
COMPLETION DEPTH <u>8'</u>		DEPTH TO WATER: <u>NO FREE WATER OBSERVED</u>	



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

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

Key to Symbols Used:

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

Description of Proportions:

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

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

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

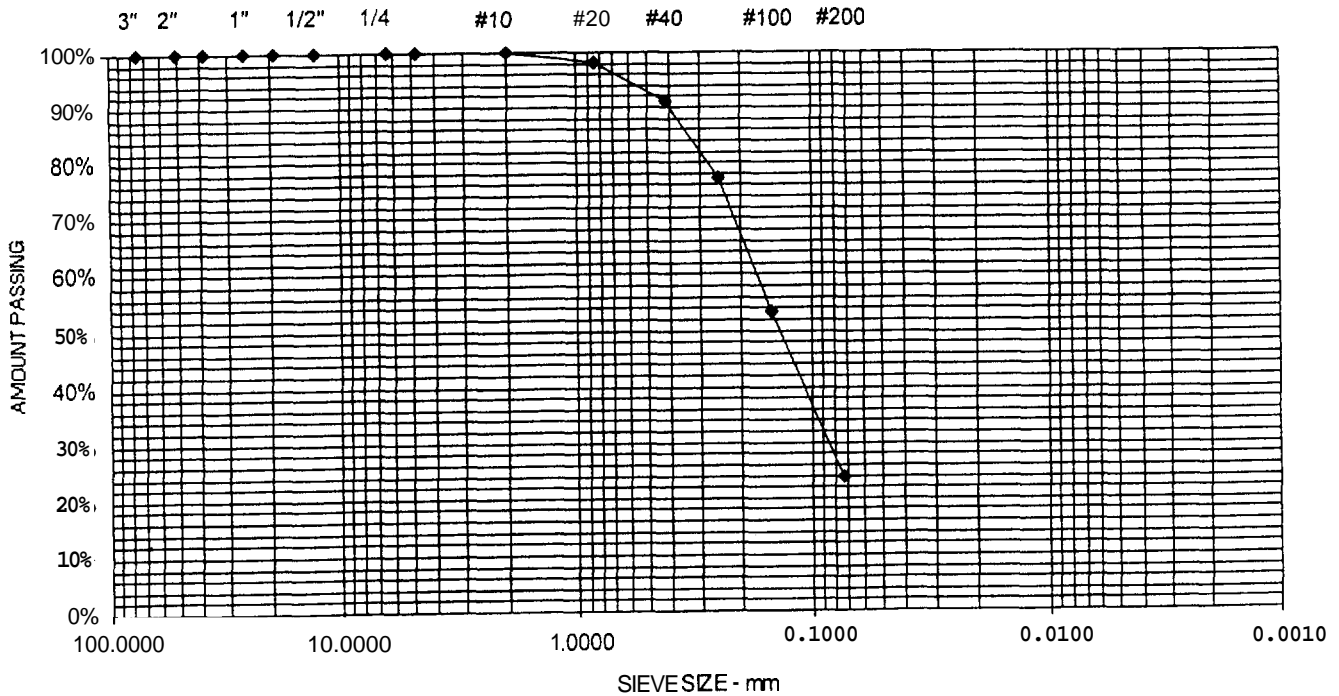
Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through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



Project Name **HARDYPOND PORTLAND RIVERSIDE COMMERCIAL SUBDIVISION**
 Client **SSI**
 Client **HARDYPOND CONSTRUCTION INC**
 Exploration **TP-2,S-2,4.0'**
 Material Source

Project Number **04-0238**
 Lab ID **984A**
 Date Received **3/26/2004**
 Date Completed **3/29/2004**
 Tested By **RYAN BRAGG**

<u>SIEVE OPENING (mm)</u>	<u>SIEVE SIZE</u>	<u>AMOUNT PASSING (%)</u>	
152.4	6"	100	
127	5"	100	
101.6	4'	100	
76.1	3"	100	
50.8	2"	100	
38.1	1 1/2"	100	
25.7	1"	100	
19	3/4"	100	
12.7	1/2"	100	
6.35	1/4"	100	
4.76	No. 4	100	0% Gravel
2	No. 10	100	
0.841	No. 20	98	
0.42	No. 40	91	76.3% Sand
0.25	No. 60	77	
0.149	No. 100	53	
0.074	No. 200	23.7	23.7% Fines



Project Name **HARDYPOND PORTLAND RIVERSIDE COMMERCIAL SUBDIVISION**
 SSI
 Client **HARDYPOND CONSTRUCTION INC**
 Exploration **TP-3,S-3,5.5'**
 Material Source

Project Number **04-0238**
 Lab ID **985A**
 Date Received **3/26/2004**
 Date Completed **3/29/2004**
 Tested By **RYAN BRAGG**

<u>SIEVE OPENING (mm)</u>	<u>SIEVE SIZE</u>	<u>AMOUNT PASSING (%)</u>	
152.4	6"	100	
127	5"	100	
101.6	4"	100	
76.1	3"	100	
50.8	2"	100	
38.1	1-1/2"	100	
25.7	1"	100	
19	3/4"	100	
12.7	1/2"	100	
6.35	1/4"	100	
4.76	No. 4	100	0% Gravel
2	No. 10	100	
0.841	No. 20	94	
0.42	No. 40	64	84.5% Sand
0.25	No. 60	35	
0.149	No. 100	23	
0.074	No. 200	15.5	15.5% Fines

