

Form # P04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 041726

DEC 17 2004

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that 1039 Riverside Llc /HardyP Construction
has permission to Bldg#7/ Warehouse Distrib / w/ Small Shop & Office
AT 1039 Riverside St L 331 A001001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of the 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 procedure before this building or part thereof is started or otherwise proposed-in-4 HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 12/14/09
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: 04-1726	Issue Date: PERMIT ISSUED DEC 17 2004	DL: 331 A001001
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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	Phone: 976066
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: I-M

Past Use: Vacant Land	Proposed Use: Commercial Bldg#7/ Warehouse Distributor/ w/ Small Showroom & Offices	Permit Fee: \$8,304.00	Cost of Work: \$911,723.00	CEO District: 5
Proposed Project Description: (Bldg#7) Warehouse Distributor/ w/ Small Showroom & Offices		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>SI/B</i> Type: <i>20</i> <i>12/16/04</i> <i>[Signature]</i>	

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: 11/18/2004	Zoning Approval
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Special Zone or Review: <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 1B ZMEC</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>revised 2003-0203</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/29/04</i> , Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	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: <i>[Signature]</i>
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Separate permits are required for any New Signage

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: 04-1726	Date Applied For: 11/18/2004	CBL: 331 A001001
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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: Commercial	
Proposed Use: Commercial/ Bldg#7/ Warehouse Distributor/ w/ Small Showroom & Offices		Proposed Project Description: Bldg#7/ Warehouse Distributor/ w/ Small Showroom & Offices	

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 11/29/2004

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/16/2004

Note: Ok to Issue:

1)

The guard for the retaining wall needs to be 42 inches with openings less than 4 inches, the plan does not reflect that.

Bill Faucher classified the Seismic Design Category as "B" and Tooraj Rokni classified it as "C" . "C" is more likely correct, Please correct this ambiguity.

Please review the quality assurance for seismic design section (1705) of the 2003 IBC and respond.

The disclaimer notes on the engineering plans need to be explained and possibly modified.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 11/30/2004

Note: Ok to Issue:

1) the building shall have the correct address before a C of O will be issued

2) the sprinkler system and fire alarm system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department

3) the fire alarm system shall be installed in accordance with NFPA 72 standards

4) the sprinkler system shall be installed in accordance with NFPA 13 standards

Dept: DRC **Status:** Approved **Reviewer:** Sebago Technic **Approval Date:** 11/22/2004

Note: Ok to Issue:

Dept: Planning **Status:** Approved **Reviewer:** Kandi Talbot **Approval Date:** 11/22/2004

Note: Ok to Issue:

Comments:

12/08/2004-mjn: See memo sent....need more info



P.O. Box 390 • 124 Kirby Drive • Portland TN 37143 • (615) 325-3165

ANDRE ROBIDOUX
2 Southgate Ave.
Biddeford, ME 04005

DATE: November 4, 2004
JOB NUMBER: 530801
LOCATION: Portland, ME
BLDG DESCRIPTION: BS-3. 125 X 240 X 28

Gentlemen:

This is to certify that the metal building components furnished by Kirby Building Systems, an AISC-MB certified manufacturer, are designed for the load capacities shown below as specified on the purchase order documents. This project was designed in our Portland office and is scheduled for fabrication in our Portland, TN, plant.

Design Loads:

20 PSF Roof Live Load (L)
20 PSF Frame Live Load (L)
Occupancy Category I
90 MPH Wind Load (W)
Exp B, I = 1.1
42 PSF Roof Snow Load (S)
Pg = 60 PSF, I = 1.0,
Ce = 0.7, Ct = 1.0

5 PSF Collateral Load (C)
Auxiliary Loads: (5) 300# Heater Units

Dead Load (per KBS Design) (D)
Seismic Data as Follows: (E)

A_s = 0.10, A_a = 0.10
Seismic Use Group I
Seismic Design Category C
Lateral Force Resisting System = OMF
Longitudinal Force Resisting System = OMF. CBF
Equivalent Lateral Force Procedure

Design Load Combinations:

D + L + L_r + C
D + L + S + C
0.60 + W
D + W + L + L_r + C
D + W + L + S + C
0.9D + 0.9C + E
1.20 + 1.2C + 1.0E + (1.0/0.5)L + (0.5/0.7)S

Note: This project is designed as an Enclosed Building. Accessories (doors, windows, etc.) by others must be designed as "components and cladding" in accordance to the specific wind provisions of the referenced Building Code.

Please note that unless otherwise specified on your Purchase Order, Kirby Building Systems Serviceability Standards (2002 MBMA Section III/ AISC Design Guide 3) will be used for design and fabrication of your order.

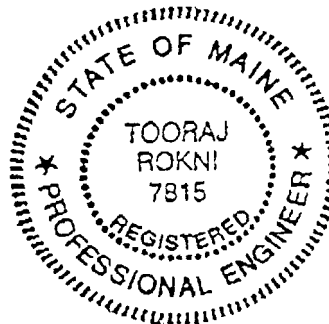
These design loads and combinations are applied in accordance with the 1999 edition of the BOCA National Building Code. The design is in general accordance with the A.I.S.C. (Ninth Edition) and A.I.S.I. (1996) specifications with the 1999 addendum.

The roof systems materials supplied by Kirby Building Systems for this project, provided they are erected in accordance with Kirby Building Systems erection instructions and Underwriters Labor Construction No. 93 qualify for an underwriters Laboratories Class 90 wind uplift rating.

This certification is limited to the structural design of the framing and covering parts manufactured by Kirby Building Systems and as specified in the contract. Accessory items such as doors, windows, louvers, translucent panels, and ventilators are not included. Also excluded are other parts of the project not provided by Kirby such as foundations, masonry walls, mechanical equipment and the erection and inspection of the building. The building should be erected on a properly designed foundation in accordance with Kirby's Erection Drawings for the referenced project. The undersigned is not the engineer of record for the overall project.

Sincerely,
KIRBY BUILDING SYSTEMS

Tooraj Rokni, P.E.
Senior Design Engineer



Nov, 4, 04

FROM DESIGNER: ALLIED ENGINEERING, INC.
 DATE: 11.17.04
 Job Name: Building Sacer
 Address of Construction: 1039 Riverside St., Portland, ME

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) MERCHENTILE
 Type of Construction 3B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? No If yes, separated or non separated (see Section 302.3) _____
 Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) No

STRUCTURAL DESIGN CALCULATIONS

N/A submitted for all structural members (106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1609)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
<u>No Floors above grade</u>	<u>1.0</u>
_____	<u>1.0</u>
_____	<u>1.0</u>
_____	<u>N/A</u>

N/A Live load reduction (1603.1.1, 1607.8, 1607.10)
N/A Roof live loads (1603.1.2, 1607.11)
60 Roof snow loads (1603.1.3, 1608)
42.0 Ground snow load, P_g (1603.2)
1.0 If $P_g > 10$ psi, flat-roof snow load, P_f (1603.3)
1.0 If $P_g > 10$ psi, snow exposure factor, C_e (Table 1603.3.1)
1.0 If $P_g > 10$ psi, snow load importance factor, I_s (Table 1604.6)
1.0 Roof thermal factor, C_t (Table 1606.3.2)
N/A Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)
100 Basic wind speed (1609.3)
I, 1.0 Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
C Wind exposure category (1609.4)
N/A Internal pressure coefficient (ASCE 7)
26/23 ps @ 100 ft Component and cladding pressures (1609.1.1, 1609.5.2.2)
20.5/13.6 ps Main force wind pressures (1609.1.1, 1609.5.2.1)

CONC. BRACED FR.

B Seismic design category (1612.2)
5 Basic seismic-force-resisting system (Table 1617.2.2)
78.0K Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.2.2)
78.0K Equiv. Lateral Force Analysis procedure (1619.6, 1617.5)
78.0K Design base shear (1617.4, 1617.8.1)

Earthquake design data (1603.1.5, 1614 - 1623)

1614.1 Design option utilized (1614.1)
I Seismic Use group ("Category") (Table 1604.5, 1616.2)
520 = .522
10 = .233
D Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

N/A Flood loads (1603.1.5, 1612)
N/A Flood hazard area (1612.3)
 Elevation of structure _____

Other loads

N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Impact loads (1607.6)
N/A Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

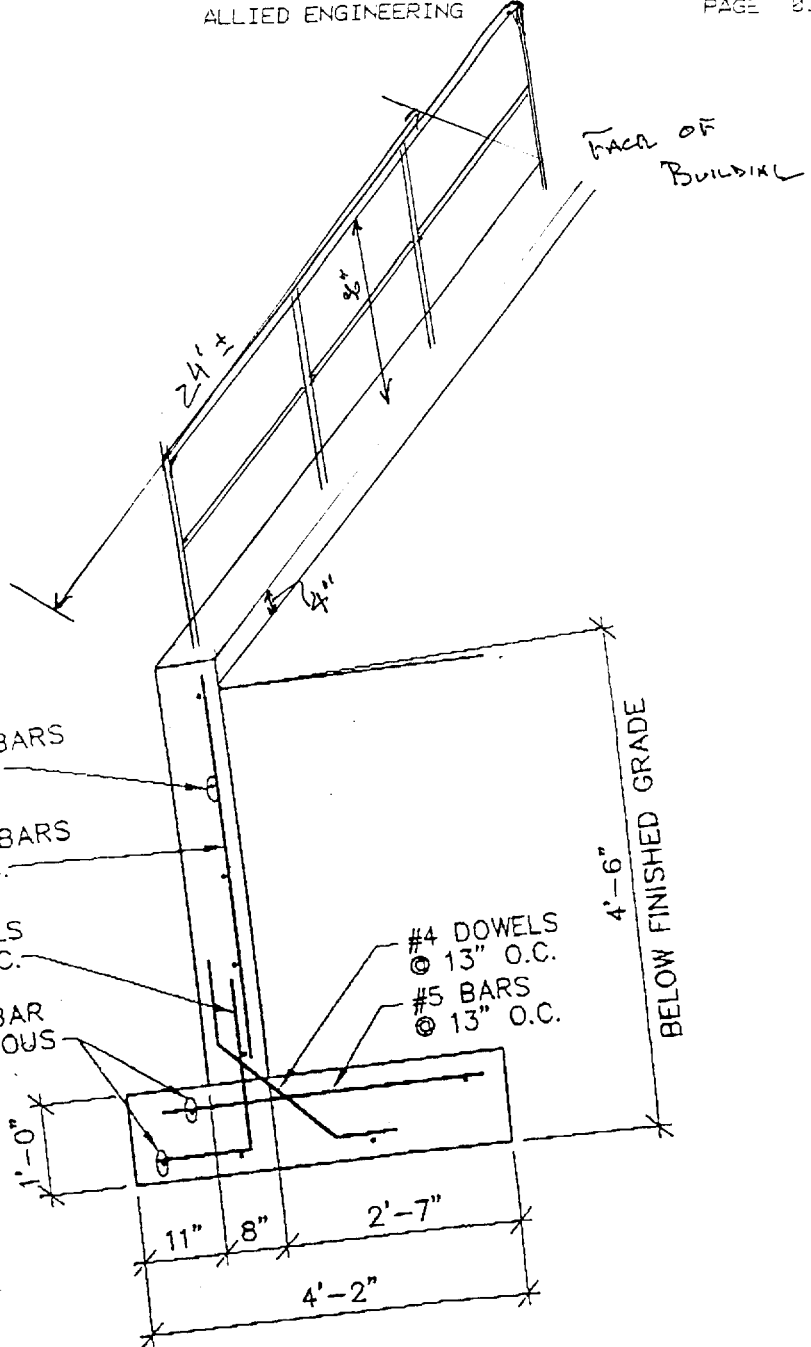
SCHEDULE OF SPECIAL INSPECTION SERVICES
Project: 1039 Riverside Street, Portland, ME - Building 7

Page of
APPLICABLE TO THIS PROJECT

MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT No.	DATE COMPLETED	REV. No.
1705 STEEL CONSTRUCTION	1.00	In-Plant review						
1705.2 Steel Fabrication		Part A-Fabrication procedures	Yes	Review for AISC Certifications	2005 AISC Certified	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		
1705.3 Steel Erection		Review primary steel connections	Yes	Elite Inspection Services		3		
		Moment connections	Yes	Elite Inspection Services		3		
		Shear connections	Yes	Elite Inspection Services		3		
		Bracing connections	Yes	Elite Inspection Services		3		
		Review welded column splices						
		Review secondary steel connect.	N/A					
		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 IBC 2003 Section 1704.7.1 to 1704.7.3

Inspector Date



ASIDE / BLDG #7

S-1	RETAINING WALL DETAIL		allied engineering, inc. One Westbrook Common, Westbrook, Maine 04092-2801 Telephone No: 207-854-8126 • Fax No: 207-854-0803 E-Mail: info@allied-eng.com • www.allied-eng.com
	1039 RIVERSIDE STREET PORTLAND, MAINE		
	Scale: 1/2" = 1'-0"	Project No: 04075	
	Date: 11/01/2004	CAD File: 04075D.DWG	

SCHEDULE OF SPECIAL INSPECTION SERVICES
 Project: 1039 Riverside Street, Portland, ME - Building 7

MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT No.	DATE COMPLETED	REV. No.
1705.4 CONCRETE CONSTRUCTION	2.00	Review materials (ACI Chapl. 3)	Yes	Shop Drawing Submittal Review		1		
		Review mix design (ACI Chapl. 4)	Yes	Shop Drawing Submittal Review		1		
		Review reinforcing certification & weldability (ASTM A706) if required	Yes	Shop Drawing Submittal Review		1		
		Review condition & placement of reinforcing and prestressing steel	Yes	S.W. Cole Engineering, Inc.		2		
Formwork		(ACI 318 7-4-7.7)	Yes	S.W. Cole Engineering, Inc.		2		
		Review formwork	Yes	S.W. Cole Engineering, Inc.		2		
		Review form removal & restoring	Yes	S.W. Cole Engineering, Inc.		2		
		(ACI 3186.2)	Yes	A/E & S.W. Cole Engineering, Inc.		1, 2		
Concrete Operations		Review concrete strength tests	Yes	A/E & S.W. Cole Engineering, Inc.		1, 2		
		(ACI) 3185.6)	Yes	A/E & S.W. Cole Engineering, Inc.		1, 2		
		Review mix proportions and technique (ACI 3185 2.5, 3, 5, 4, 5, 8)	Yes	S.W. Cole Engineering, Inc.		2		
		Review concrete placement	Yes	S.W. Cole Engineering, Inc.		2		
		Review curing technique & temperature	Yes	S.W. Cole Engineering, Inc.		2		
		(ACI 3185.11, 5, 12 & 5.13)	Yes	S.W. Cole Engineering, Inc.		2		

All Steel Construction Special Inspections have been completed in accordance with IBC 2003 Section 1704.4

Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

Project: 1039 Riverside Street, Portland, ME - Building 7

Page of

MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT	DATE COMPLETED	REV.
				Other, None)		No.		No.

1705.7 PREPARED FILL								
Site Preparation		Review site preparation prior to prepared fill placement	Yes	S.W. Cole Engineering, Inc.		2		
During Fill Placement		Review compliance to soils report	Yes	S.W. Cole Engineering, Inc.		2		
		Material	Yes	S.W. Cole Engineering, Inc.		2		
		Lift thickness	Yes	S.W. Cole Engineering, Inc.		2		
Evaluation of in-Place Density		Review in-place dry density of compliance with soils report	Yes	AET & S.W. Cole Engineering, Inc.		1, 2		

All Steel Construction Special Inspections have been completed in accordance with IBC 2003 Section 1704.7.1 to 1704.7.3

Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTION SERVICES
 Project: 1039 Riverside Street, Portland, ME - Building 7

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 Chapl. 3)	Yes	Shop Drawing Submittal Review		1		
		Review mix design (ACI Chapl. 4)	Yes	Shop Drawing Submittal Review		1		
		Review reinforcing certification & weldability (ASTM A706) if required	Yes	Shop Drawing Submittal Review		1		
		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 & restoring (ACI 3186.1)	Yes	S.W. Cole Engineering, Inc.		2		
		Review concrete strength tests (ACI 3186.2)	Yes	AEI & S.W. Cole Engineering, Inc.		1, 2		
Concrete Operations		Review concrete strength tests (ACI 3186.6)	Yes	AEI & S.W. Cole Engineering, Inc.		1, 2		
		Review mix proportions and technique (ACI 3185 2.5, 3, 5, 4, 5, 8)	Yes	S.W. Cole Engineering, Inc.		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		

All Steel Construction Special Inspections have been completed in accordance with IBC 2003 Section 1704.4

Inspector _____ Date _____

Memorandum

To: Bob Gaudreau
From: Mike Nugent/Manager of Inspection Services
Date: 12/08/2004
Re: Building # 7 1039 Riverside St. (331 A001)

I have commenced the review of the remainder of the building plans and require the following information from your design team prior to allowing the next phase of construction:

- ✓ 1) The "Kirby" plans are not stamped. *WAS SUBMITTED WITH PACKAGE*
- FORESIDE — 2) Need a cross section of the fire separation assembly w/ UL listing
- " — 3) Need a Fire glazing detail w/ ASTM testing standard.
- " — 4) Need elevations to determine if the entrances will need stairs (based on the site plan there is a 2 foot to four foot difference between grade and the FFE. Need structural details of the stairs and or ramps w/ tread, riser, guard and width details. Any exterior stairway must be protected from the accumulation of Ice and Snow.
- DRANK AREA 5) Will the Fire Suppression system be installed above and below the Office area Ceiling. *NO*
- ACT "CONTIG" 6) PENETRATION What will the ceiling be? Need cross section.
- 7) " Please provide flame spread and smoke development info in the interior finishes in compliance w/ Chapter 8 of the 2003 IBC.
- KELLY ELEC 8) What type of Fire alarm system, please provide specs.
- ✓ 9) Please provide documentation that the point loads associated with the HVAC units has been accounted for in the Kirby design, and provide stamped installation plans. *SUBMITTED w/ APPLICATION*
- ALLIAD ELEC 10) Retaining wall height and specs... Guard may be required, if so guard info.



P.O. Box 390 • 124 Kirby Drive • Portland, TN 37148 • (615) 325-4765

ANDRE ROBIDOUX
2 Southgate Ave.
Biddeford, ME 04005

DATE: November 4, 2004
JOB NUMBER; 530801
LOCATION; Portland, ME
BLDG DESCRIPTION: BS-3, 125 X 240 X 28

Gentlemen:

This is to certify that the metal building components furnished by Kirby Building Systems, an AISC-MB certified manufacturer, are designed for the load capacities shown below as specified on the purchase order documents. This project was designed in our Portland office and is scheduled for fabrication in our Portland, TN plant

Design Loads:

- 20 PSF Roof Live Load (L)
- 20 PSF Frame Live Load (L)
- Occupancy Category I
- 90 MPH Wind Load (W)
Exp B, I = 1.1
- 42 PSF Roof Snow Load (S)
Pg = 60 PSF, I = 1.0,
Ce = 0.7, Ct = 1.0
- 5 PSF Collateral Load (C)
- Auxiliary Loads: (5) 300# Heater Units
- Dead Load (per KBS Design) (D)
- Seismic Oata as Follows: (E)
A_s = 0.10, A_o = 0.10
Seismic Use Group I
Seismic Design Category C
Lateral Force Resisting System = OMF
Longitudinal Force Resisting System = OMF, CBF
Equivalent Lateral Force Procedure

Design Load Combinations:

- D + L + L_r + C
- D + L + S + C
- 0.60 + W
- D + W + L + L_r + C
- D + W + L + S + C
- 0.9D + 0.9C + E
- 1.20 + 1.2C + 1.0E + (1.0/0.5)L + (0.5/0.7)S

Note: This project is designed as an Enclosed Building. Accessories (doors, windows, etc.) by others must be designed as "components and cladding" in accordance to the specific wind provisions of the referenced Building Code.

Please note that unless otherwise specified on your Purchase Order, Kirby Building Systems Serviceability Standards (2002 MBMA Section III/ AISC Design Guide 3) will be used for design and fabrication of your order.

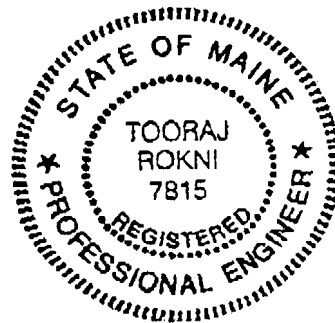
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The roof systems materials supplied by Kirby Building Systems for this project, provided they are erected in accordance with Kirby Building Systems erection instructions and Underwriters Labor Construction No. 93 qualify for an Underwriters Laboratories Class 90 wind uplift rating

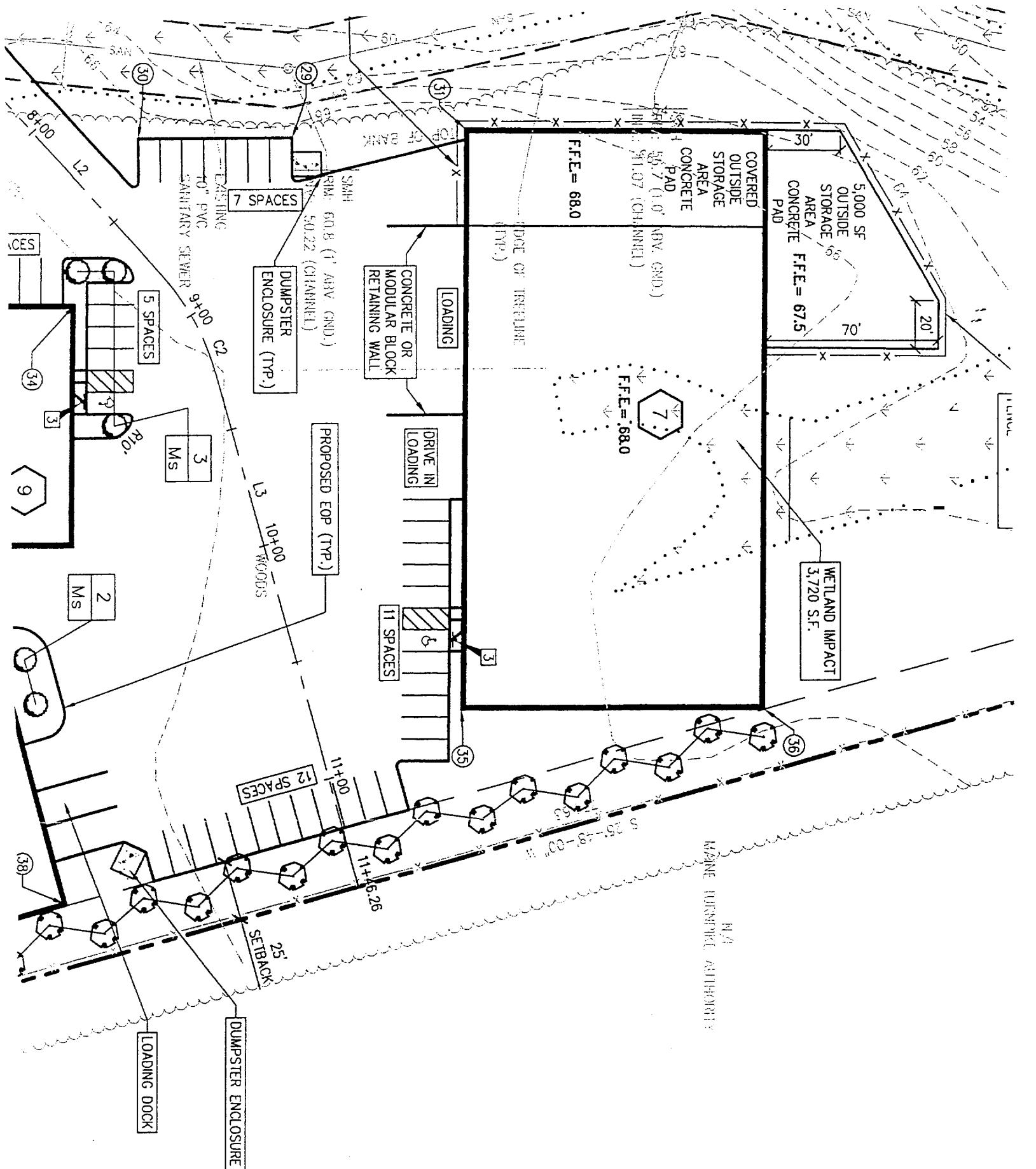
This certification is limited to the structural design of the framing and covering parts manufactured by Kirby Building Systems and as specified in the contract. Accessory items such as doors, windows, louvers, translucent panels, and ventilators are not included. Also excluded are other parts of the project not provided by Kirby such as foundations, masonry Walls, mechanical equipment and the erection and inspection of the building. The building should be erected on a properly designed foundation in accordance with Kirby's Erection Drawings for the referenced project. The undersigned is not the engineer of record for the overall project.

Sincerely,
KIRBY BUILDING SYSTEMS

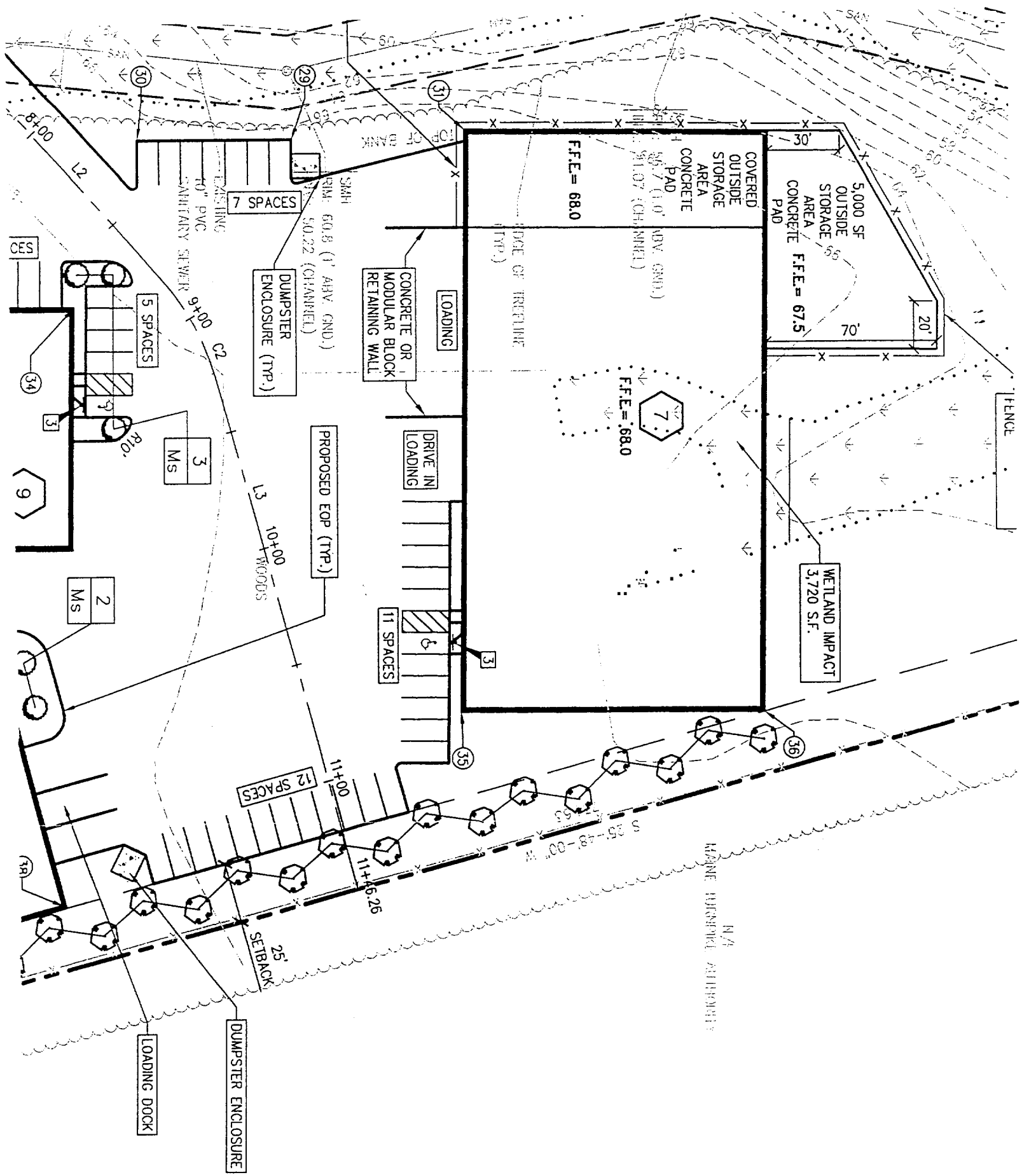
Tooraj Rokni, P.E.
Senior Design Engineer



Nov, 4, 04



- 17. A STREET OPEN DURING WINDS
- 16. ALL SANITARY ACCORDANCE WITH PORTLAND PUB
- 15. PROPERTY MARKED PROTECTED AT DISTURBED THE OF MAINE AT T
- 14. ANY DAMAGE TO ACTIVITIES SHALL BE AT THE OWNER'S EXPENSE.
- 13. CONSTRUCTION ACCORDANCE WITH
- 12. WARNING SIGNS RIVERSIDE STREET
- 11. AN APPROVED AT THE CONSTRUCTION AVAILABLE AT
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC WORKS ENFORCEMENT (3) DAYS PRIOR TO THE START OF SIGNIFICANT MEETING MAY BE OR DEVELOPMENT
- 9. ALL METHODS IDENTIFIED HEREIN SHALL BE IDENTIFIED HEREIN TECHNICAL SPECIFICATIONS AND SPECIFICATIONS
- 8. THE FACILITY IS OVERHEAD AND
- 7. THE FACILITY IS OVERHEAD AND
- 6. THE FACILITY IS OVERHEAD AND
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- 17. A STREET OPEN
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- 11. AN APPROVED AT THE CONSTF AVAILABLE AT
- 10. THE CONTRACTR PUBLIC WORKS ENFORCEMENT (3) DAYS PRIOR BE OF SIGNIFIC. MEETING MAY E OR DEVELOPMEI
- 9. ALL METHODS, IDENTIFIED HERI TECHNICAL STA AND SPECIFICA
- 8. THE FACILITY IS OVERHEAD AND
- 7. WETLAND IMPACT 3,720 S.F.
- 6. F.F.E. = 68.0
- 5. F.F.E. = 67.5
- 4. F.F.E. = 68.0
- 3. 11 SPACES
- 2. 12 SPACES
- 1. 7 SPACES



S.W. COLE
ENGINEERING, INC

• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

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 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



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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.

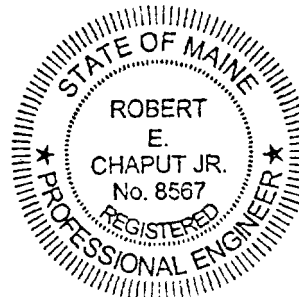
CLOSING

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:\Swc-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 TP-1

DATE: 1/26/2004 SURFACE ELEVATION NOT AVAIL LOCATION SEE SHEET 1
 DATE: 3/26/2004

SAMPLE NO	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	1.0'	DARK BROWN SANDY SILT, TRACE GRAVEL WITH ORGANICS	
		LIGHT BROWN SILTY FINE TO MEDIUM SAND	
	6.0'		
S-1	7'	GRAY SILTY FINE SAND WITH SILT AND CLAY LAYERS	
	8.5'	BOTTOM OF EXPLORATION AT 8.5'	

COMPLETION DEPTH: 8.5' DEPTH TO WATER: 4'

TEST PIT TP-2

DATE: 3/26/2004 SURFACE ELEVATION: NOT AVAIL LOCATION: SEE SHEET 1

SAMPLE NO	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	1.0'	DARK BROWN SANDY SILT WITH ORGANICS	
		LIGHT BROWN SILTY FINE TO MEDIUM SAND	
	5.0'		
S-2	4'	GRAY SILTY FINE SAND WITH SILT AND CLAY LAYERS	
	8.0'	BOTTOM OF EXPLORATION AT 8'	

COMPLETION DEPTH: 8' DEPTH TO WATER: 4.5'
 COMPLETION DEPTH: 8' DEPTH TO WATER: 4.5'



TEST PIT LOGS

SAMPLE NO	DEPTH	D	STRATUM DESCRIPTION	TEST RESULTS
			BROWN SAND AND GRAVEL, TRACE COBBLES	
			ORANGE/BROWN SILTY FINE TO MEDIUM SAND	
S-3	5.5'		GRAY FINE SAND WITH SILT AND CLAY LAYERS	
			BOTTOM OF EXPLORATION AT 6'	

COMPLETION DEPTH 6' DEPTH TO WATER 4'

TEST PIT TP-4

DATE: 3/26/2004 SURFACE ELEVATION: NOT AVAIL. LOCATION: SEE SHEET 1

AMPLE NO	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 8' DEPTH TO WATER NO FREE WATER OBSERVED

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.

Applicant: Hardy Pond Construction

Date: 11/29/04

Address: 1039 Riverside St - Bldg #7

C-B-L: 331-A-001

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 04-1726

Date - Existing Development (2 Existing Bldgs) 52,852

Zone Location - IM Zone

4,106

56,958 #

Interior or corner lot -

Proposed Use/Work - Bldg #7 - Warehouse distributor with showroom ^{125' x 200' with 40 x 125 concrete pad for outside storage}

Sewage Disposal - city

Lot Street Frontage - 60' min - 606' given

Front Yard - 1' for each 1' of height - 32' min - ^{Bldg #7} located at rear of lot

check rear → Rear Yard - 1' for each 1' of height up to 25' - 25' exactly shown

Side Yard - 1' for each 1' of height up to 25' - 25' + shown on both sides

Projections -

Width of Lot - N/A

Height - 75' max - 32' given

Lot Area - No min - 726,768 # given

Lot Coverage Impervious Surface - 75% max or 545,076 # max } for entire project
49% → Actual given

Area per Family - N/A

Off-street Parking - on original 122 SPS Reg - 194 given
for entire project

Loading Bays - 8 new loading bays shown

Site Plan - for all Bldgs - Major - revised
#2003-0203

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 1B
Zone C

10' min pavement setback to property lines - 25' shown

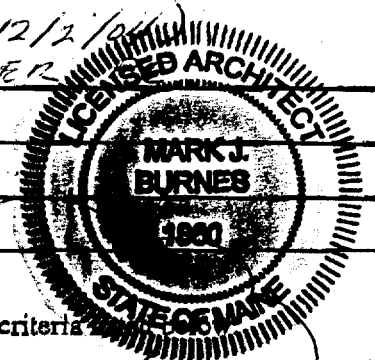
PLEASE ATTACH THIS FORM TO THE ORIGINAL BUILDING PERMIT SUBMISSION AS A FORM OF AMENDMENT MODIFYING USE GROUP CLASSIFICATIONS AND TYPE OF CONSTRUCTION. (M. BURNES 12/2/04)

FROM DESIGNER: SIGNATURE - WILLIAM FAUCHER

DATE: _____

Job Name: _____

Address of Construction: _____



2003 International Building Code

Construction project was designed according to the building code criteria

Building Code and Year 2003 IBC Use Group Classification(s) S1/B

Type of Construction 2b

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? _____

Is the Structure mixed use? _____ if yes, separated or non separated (see Section 302.3) _____

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

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (1009.1, 1009.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown

Wind loads (1603.1.A, 1609)

- Design option utilized (1609.1.1, 1609.8)
- Basic wind speed (1609.3)
- Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
- Wind exposure category (1609.4)
- Internal pressure coefficient (ASCE 7)
- Component and cladding pressures (1606.1.1, 1609.5.2.2)
- Main force wind pressures (1609.1.1, 1609.5.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

- Design option utilized (1614.1)
- Seismic use group ("Category") (Table 1604.5, 1616.2)
- Spectral response coefficients, S_{ps} &

- Live load reduction (1603.1.1, 1607.8, 1607.10)
- Roof live loads (1603.1.2, 1607.11)
- Roof snow loads (1603.1.3, 1608)
- Ground snow load, P_g (1608.2)
- If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
- If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
- If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
- Roof thermal factor, C_t (Table 1608.3.2)
- Sloped roof snowload, P_s (1608.4)
- Seismic design category (1616.3)
- Basic seismic-force-resisting system (Table 1617.8.2)
- Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2)
- Analysis procedure (1616.6, 1617.5)
- Design base shear (1617.4, 1617.8.1)

Flood loads (1603.1.8, 1612)

- Flood hazard area (1612.3)
- Elevation of structure

Other loads

- Concentrated loads (1607.4)
- Partition loads (1607.5)
- Impact loads (1607.6)
- Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610)

331A1



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

14457

Sprinkled
Sprinkler Supervised

ALSIDE SUPPLY CENTER - BUILDING #7

Located at: 1039 RIVERSIDE STREET

~~WESTBROOK~~ PORTLAND

Occupancy/Use: MERCANTILE CLASS 6

Permission is hereby given to:

1039 RIVERSIDE, LLC

45 BRIDGTON ROAD
PORTLAND, ME 04092

to construct or alter the afore referenccd building according to the plans hitherto filed with the Commisioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 01 st of May 2005

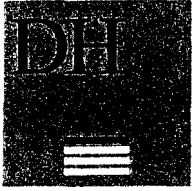
Dated the 1 st day of December A.D. 2004

Commissioner

Copy-2 Architect

Comments:

MARK FURNS
FORESIDE ARCHITECTS
BOX 66736
FALMOUTH, ME 04105



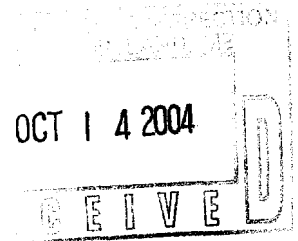
DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL 207 775 1121
FAX 207 879 0890

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

October 4, 2004

Ms. Kandi Talbot, Planner
Portland Planning Authority
City of Portland, City Hall
389 Congress Street
Portland, Maine 04101



**Subject: Warehouse/Office Park - 1039 Riverside LLC
ID #2003-0200, CBL #331-A-001
Minor Site Plan Amendment Application –
Revised Condominium Plat & Plan & Revised Site Plan Drawings**

Dear Kandi:

On behalf of 1039 Riverside Street LLC, DeLuca-Hoffman Associates, Inc. (DHAI) has prepared a submission package for a Minor Site Plan Amendment Application for Planning Authority and Corporation Counsel review and approval for the revised Condominium Plat and Plan and revised Site Plan Drawings for the warehouse/office park at 1039 Riverside Street in Portland, Maine. Revisions to the previously approved Condominium Plat and Plan and accompanying Site Plan Drawings include the reconfiguration/realignment of building unit areas No. 7, No. 8, No. 10, and No. 11, and the deletion of building unit area No. 6. The Plat and Plan was recorded in the Cumberland County Registry of Deeds, Plan Book 204, Page 262, on May 4, 2004. Enclosed please find a completed Minor Site Plan Amendment Application package, supporting documentation, and a check payable to the City of Portland in the amount of \$250.00.

As you are aware, a Minor Site Plan Amendment Application package was submitted to the Planning Authority on September 17, 2004 for planning staff review and approval for the reconfiguration/realignment of building unit area No. 8 within the approved Condominium Plat and Plan. We understand that the Planning staff is currently reviewing the Amendment Application package, and the Building Inspections Department is awaiting Planning staff signoff prior to issuance of a Building Permit for the building unit No. 8.

The City Planning Authority granted final Site Plan approval on April 15, 2004 and the Corporation Counsel found that the planned development was in conformance with the Site Plan Ordinance of the Land Use Code and granted Condominium Plat and Plan approval on April 15, 2004 with the following condition:

- That the review of the project did not include future expansion of buildings and any expansion shall be reviewed and approved by the Planning Authority.