

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 051499
DEC - 7 2005

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that 1039 RIVERSIDE LLC /Harbor Bond Construction
has permission to routing utilities, foundation, s and structure per ns. Tena up to follow

AT 1039 RIVERSIDE ST 331 A001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass 11-29
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Alan Kuznetsov 12/5/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1499	Issue Date: PERMIT ISSUED	CBL: 331 A001001
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Location of Construction: 1039 Riverside St	Owner Name: 1039 Riverside Llc	Owner Address: 340 Fore St	Issue Date: DEC - 7 2005	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone: 2077976066	
Lessee/Buyer's Name	Phone:	Permit Type: CITY OF PORTLAND	Zone: I-M	

Past USE: Commercial Development	Proposed use: new commercial bldg #10 on site plan - foundation and building only - tenant will come in later for tenant fit-up permit	Permit Fee: \$1,119.00	cost of work: \$0.00	CEO District: 5
Proposed Project Description: new commercial building #10 - foundation & structure only - interior work to be done by future tenant at later date under separate permit		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101	INSPECTION: Use Group: SHELL Type: 5B REVIEWED AS SI 12/5/05 Signature: Greg Cass Signature: [Signature]	
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: dmartin	Date Applied For: 10/17/2005
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Zoning Approval		
Special Zone or Review <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 1b Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan ok per Planning (K.T.) Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> 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 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

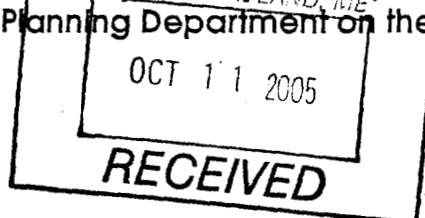
Location/Address of Construction: <u>1039 RIVERSIDE ST LOT #</u>		
Total Square Footage of Proposed Structure <u>4080 sq-</u>	Square Footage of Lot <u>4800 SQFT</u> <u>Conto Lot # 10</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>A</u> Lot# <u>0010</u>	Owner: <u>1039 RIVERSIDE LLC</u> <u>55 HARDY RD</u> <u>FALMOUTH, ME 04105</u>	Telephone: <u>797-6066</u>
Lessee/Buyer's Name (if Applicable) <u>-</u>	Applicant name, address & telephone: <u>HARDY POND CONSTRUCTION</u> <u>1039 RIVERSIDE ST SUITE 11</u> <u>PORTLAND, ME 04103</u>	cost Of Work: <u>\$122,000.00</u> Fee: \$
<u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>COMMERCIAL PROPERTY</u>		
Approximately how long has it been vacant: <u>-</u>		
Proposed use: <u>COMMERCIAL SPACE</u>		
Project description: <u>CONSTRUCT COMMERCIAL SPACE, CURRENT WORK IS ROUGH IN UTILITIES, FOUNDATION, SLAB & STRUCTURE PER PLANS. (TENANT-FITUP TO FELLOW THE</u>		
Contractor's name, address & telephone: <u>HARDY POND CONSTRUCTION (ADDITION PLANS)</u> <u>1039 RIVERSIDE ST</u> <u>797-6066</u> <u>PORTLAND, ME 04103</u>		
Who should we contact when the permit is ready: <u>BOB LAUDERAU</u>		
Mailing address: <u>1039 RIVERSIDE ST SUITE 11</u> <u>PORTLAND, ME 04103</u>		
We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>797-6066</u>		

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

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

Signature of applicant: [Signature] Date: 10/8/05

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



LOT NO. 10
1039 RIVERSIDE
PORTLAND, ME



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

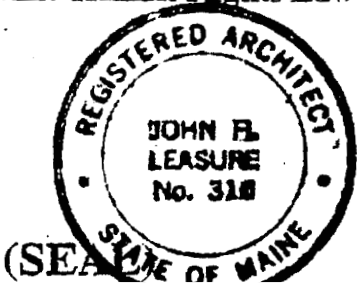
ACCESSIBILITY CERTIFICATE

Designer: JOHN H. LEASURE ARCH'T, INC.

Address of Project: 1039 RIVERSIDE ST LOT #10

Nature of Project: 60x68 SINGLE STORY COMMERCIAL STRUCTURE

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



Signature: John H. Leasure

Title: PRESIDENT

Firm: JOHN H. LEASURE ARCH'T INC

Address: Six Q St.
SOUTH PORTLAND, ME

Phone: (202) 262 4600

LOT NO. 10 -
1039 RIVERSIDE ST
PORTLAND, ME



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

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

FROM: JOHN H. LEASURE ARCHITECT, INC.

RE: Certificate of Design
211

These plans and/ or specifications covering construction work on:

1039 RIVERSIDE ST LOT 10 60x68' STRUCTURE

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: JOHN H. LEASURE ARCHIT, INC

Address: SIX Q ST, So. PORT, ME

\$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

FROM DESIGNER: ALLIED ENGINEERING, INC.

DATE: October 10, 2005

Job Name: Building Ten

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 No

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 (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
<u>No Floors above grade</u>	<u>0</u>

- N/A Live load reduction (1603.1.7, 1607.9, 1607.10)
- N/A Roof live loads (1603.1.2, 1607.11)
- 60 Roof snow loads (1603.7.3, 1608)
- 42.0 Ground snow load, P_g (1608.2)
- 1.0 If $P_g > 10$ psi, flat-roof snow load, P_f (1608.3)
- 1.0 If $P_g > 10$ psi, snow exposure factor, C_e (Table 1608.3.1)
- 1.0 If $P_g > 10$ psi, snow load importance factor, I_s (Table 1604.5)
- 1.0 Roof thermal factor, C_t (Table 1608.3.2)
- N/A Sloped roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

1609.1

100

I, 1.0

C

N/A

Design option utilized (1609.1.1, 1609.2)

Basic wind speed (1609.3)

Building category and wind importance factor, I_w (Table 1604.5, 1609.8)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.4, 1609.5.2.2)

Main force wind pressures (1609.1.1, 1609.5.2.1)

Earthquake design data (1603.1.5, 1614 - 1629)

1614.1

I

Design option utilized (1614.1)

Seismic use group ("Category") (Table 1604.5, 1614.2)

Spectral response coefficients, S_{DS} & S_{D1} (1616.1)

Cent. Gravity Fr.

- B Seismic design category (1616.3)
- E Basic seismic-force-resisting system (Table 1617.6.2)
- E Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
- 28.0K Design base shear (1617.4, 1617.6.1)

Flood loads (1603.1.6, 1612)

N/A

Flood hazard area (1612.3)

Elevation of structure

Other loads

N/A

N/A

N/A

N/A

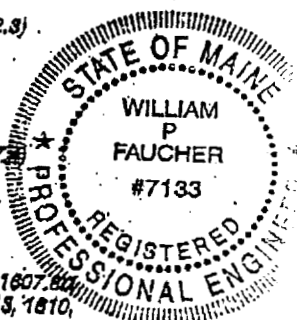
N/A

Concentrated loads (1607.3)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.6, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



$S_{DS} = .526$
 $S_{D1} = .233$

PAGE 3/3 D

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1499	Date Applied For: 10/17/2005	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: new commercial bldg #10 on site plan - foundation and building only - tenant will come in later for tenant fit-up permit	Proposed Project Description: new commercial building #10 - foundation & structure only - interior work to be done by future tenant at later date under separate permit
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/22/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for interior tenant fit-up and use.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
3) Separate permits shall be required for any new signage.			

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 12/05/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is for the building Shell only. Separate stamped plans must be submitted for the interior construction, HVAC installation, plumbing and electrical and separate permits issued.			
2) Prior to the issuance of the Interior permits , compliance with the 2003 International Energy Conservation Code must be established.			
3) Bill Faucher advises that the Structure was designed with the allowable stress design method, as shown in Section 2301.2.1			
4) This structure is constructed from materials recycled from another building . The project engineer has certified that all installations will comply with the Building Code and has submitted a statement of Special Inspections that will insure this. This is permissible under Section 104.9.1. Of the 2003 IBC.			

Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 11/29/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Tenant fit-up to comply with NFPA 101			

Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 09/28/2005
Note:			Ok to Issue: <input type="checkbox"/>
1) Install 8 inch water main for proposed hydrants as discussed this date with DeLuca-Hoffman.			

Comments:

10/31/2005-mes: memo to Kandi asking for a stamped approved site plan for the changes in bldg #10 - she responded that she thought that this was going thru the planning board & she will get back to me - permit is on hold until I receive.

11/22/2005-mes: Kandi gave me an e-mail- said to go and review plans for issuance. Gave call to Bob Gudreau. The site plan size of the building does not match the structural plans. He will bring in plans. -BG came in showing the revised envelope

City of Portland, Maine - Building or Use Permit389 Congress Street, **04101** Tel: (207) 874-8703, Fax: (207) 874-8716

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Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 11/29/2005
Note: **Ok to Issue:**
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12/1/2005-mjn: Faxed the following items to John Leasure:
Need Information establishing compliance with the 2003 Internation Energy Efficiency Code.
Need Classification of the standard used for wood frame construction and a statement establishing compliance .See Section 2301.2
Need to clear up the conflict between the types of sheathing to be used the engineering docs call for a different type than the architecturals do.
The interior partition is proposed as a 1 hr. Wall need the UL listing and spec. **Also** be advised that if there are two tenants and one tenant comes in that is a higher hazard use than the other a two hour wall may be required depending on the uses.
The cost of 122,000 is only 29. /sq.ft. This is lower than anything found in the 2005 Means book, please submit a justification.

Location of Construction: 1039 Riverside St	Owner Name: 1039Riverside 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	

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The cost of 122,000 is only 29. /sq.ft. This is lower than anything found in the 2005 Means book, please submit a justification.

Applicant: 1039 Riverside LLC

Date: 11/22/05

Address: 1039 Riverside St

C-B-L: 331-A-001

Building CHECK-LIST AGAINST ZONING ORDINANCE #10

permit #05-1499

Date - existing Development -

Zone Location - I-M

4080 sq ft
60x68' Bldg - side plan shows something else
60x77'

Interior or corner lot -

Proposed Use/Work - to construct new bldg on lot - #10

Sevage Disposal - City -

Lot Street Frontage - 60' min - 606' given

Front Yard - 1ft for each foot of height - 606' scaled toward Riverside

Rear Yard - 1ft for each foot of height up to 25' - 330' scaled

Side Yard - 1ft for each foot of height up to 25' - 110' & 510' scaled NOT ABUTTING A RES. ZONE

Projections -

Width of Lot - N/A

Height - 75' MAX - 22.75' to highest ridge point

Lot Area - NO min - 726,768 given

Lot Coverage/ Impervious Surface - 75% MAX or 545,076 sq ft MAX
49% -> Actual given on entire develop

Area per Family -

Off-street Parking - figured for entire site ok -
This Bldg - 4080 / 1,000 sq ft

Loading Bays -

Site Plan - see e-mail - ok from Planning (KT)

Shoreland Zoning/ Stream Protection -

Flood Plains - panel 1B - Zone C

10' min



allied engineering, inc.

Structural

Mechanical

Electrical

Technology

Statement of Special Inspections

Project: Building 10 -1039 Riverside Street

location: Portland, ME

Owner: Hardyond Construction: 1039 Riverside Street, Suite 11, B - 03

Design Professional In Responsible Charge: William p. Faucher, P.E.

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Tasting 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: monthly

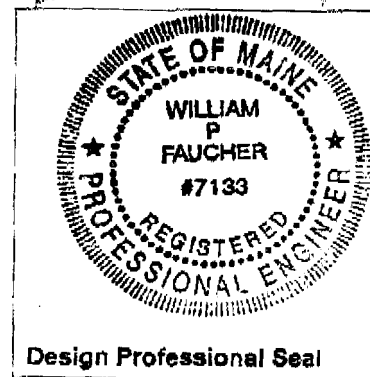
or per attached schedule.

Prepared by:
Allied engineering, inc.
William P. Faucher, P.E.

(type or print name)

WILLIAM P. FAUCHER
Signature

11.30.05
Date



Owner's Authorization:

Building Official's Acceptance:

Signature

Date

Signature

Date


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Structural

Mechanical

Electrical

Technology

Page 2 of 7

Schedule of Inspection and Testing Agencies

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

- | | | | |
|-------------------------------------|---------------------------|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> | Soils and Foundations | <input type="checkbox"/> | Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> | Cast-in-Place Concrete | <input checked="" 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 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>Allied engineering, inc. William P. Faucher, P.E., SER</i>	<i>One Westbrook Common Westbrook, ME 04092 207-854-8126</i>
2. Inspector	<i>Kevin Howe, CSI, Senior Structural Designer Construction Administrator</i>	<i>Allied engineering, inc. One Westbrook Common Westbrook, ME 04092 207-854-8126 X110</i>
3. Inspector	<i>James Hodsdon CSI, Construction Administrator.</i>	<i>Allied engineering, inc. One Westbrook Common Westbrook, ME 04092 207-854-8116 X109</i>
4. Testing Agency (Soils, rebar and concrete observation and testing)	<i>S. W. Cole Engineering</i>	<i>286 Portland Road, Gray, ME 04039-9586 Gray, ME 04072 (207) 657-2866</i>
5. Testing Agency - Steel (Connections and installation)	<i>Elite Inspection Services</i>	<i>220 Industrial Way Unit #1 Portland, ME 04103 (207) 797-2284</i>
6. Other		

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


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Page 3 of 7

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category C

Quality Assurance Plan Required (Y/N) Yes

Description of seismic force resisting system and designated seismic systems:

- *Wood Glue Laminated 3-point arch-frame systems represent the main seismic reinforcing system with perimeter wood stud shear walls, connections for which will be reviewed under this quality assurance plan.*
- *NVAC, Ventilation and Air Conditioning Systems do not require review under this quality assurance plan as they will not be containing hazardous materials. {1705.1.3.1}*
- *Piping system and mechanical units will not be containing flammable, combustible or highly toxic materials and therefore will not require review under this quality assurance plan. {1705.1.3.2}*
- *Anchorage of electrical equipment used for emergency and standby power, only, are to be included in this quality assurance plan {1705.1.3.3}*

Quality Assurance for Wind Requirements

Basic Wind Speed (3second gust) 100

Wind Exposure Category C

Quality Assurance Plan Required (Y/N) No.

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

Wood Glue Laminated 3-point arch-frame systems represent the main seismic reinforcing system with perimeter wood stud shear walls.
See Above requirements for Quality Assurance Plan.

Statement of Responsibility

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


allied engineering, inc.

Structural

Mechanical

Electrical

Technology

Page 4 of 7

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
NICE?-ST **Soils Technician** - Levels I, II, III & IV
NICET-GET Geotechnical **Engineering Technician** - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS EIFS **Third Party Inspector**

Other



allied engineering, inc.

Structural

Mechanical

Electrical

Technology

Sails and Foundations

Item	Agency #	Scope
1. Shallow Foundations	(1,4)	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
		<p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i></p> <p><i>Verify extent and slope of fill placement</i></p>


allied engineering, inc.

Structural

Mechanical

Electrical

Technology

Cast-in-Place Concrete

Page 6 of 6

item	Agency #	Scope
1. Mix Design	(1) ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification	(1)	Review Mix design submittal and material identifications/sources.
3. Reinf Installation	(1,4) ACI-CCI ICC-RCSI	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 holsters.
4. Anchor Rods	(4)	Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
5. Concrete Placement	(1,4) ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
6. Sampling and Testing of Concrete	(1,4) ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
7. Curing and Protection	(1,4) ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.



allied engineering, inc.

Structural

Mechanical

Electrical

Technology

Wood Construction

item	Agency #	Scope
1. Fabricator Certification/ Quality Control Procedures <input checked="" type="checkbox"/> Fabricator Exempt	1	<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i>
2. Connections	(1,5)	<i>Confirm installation as designed with quantity and size of appropriate fasteners</i>
3. Framing and Details	(1)	<i>Confirm installations are in conformance with the contractor documents.</i>
4. Diaphragms and Shear walls	(1)	<i>Inspect size, configuration, blocking and fastening of shear walls and diaphragms. Verify panel grade and thickness.</i>

All Purpose 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.

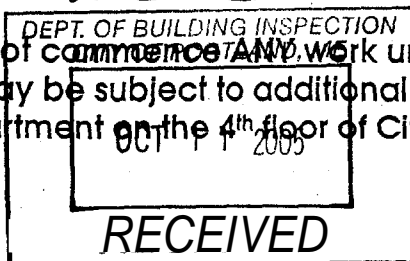
Location/Address of Construction: <u>1039 RIVERSIDE ST LOT #10</u>		
Total Square Footage of Proposed Structure <u>4,080 SQFT</u>	Square Footage of Lot <u>4800 SQFT CONDO LOT #10</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>1039 RIVERSIDE LLC</u> <u>SS HARDY RD</u> <u>MIL 041</u>	Telephone: <u>797-6066</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Applicant name, address & telephone: <u>HARDY POND CONSTRUCTION</u> <u>1039 RIVERSIDE ST SUITE 11</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: <u>\$122,000.00</u> Fee: \$ <u>119 + 75</u> <u>1194.00</u>
Current use: <u>VACANT LOT</u>		
If the location is currently vacant, what was prior use: <u>COMMERCIAL PROPERTY</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: <u>COMMERCIAL SPACE</u>		
Project description: <u>CONSTRUCT COMMERCIAL SPACE, CURRENT WORK IS ROUGH IN UTILITIES, FOUNDATION, SLAB, & STRUCTURE PER PLANS. (TENANT-FITUP TO FUTURE TH</u>		
Contractor's name, address & telephone: <u>HARDY POND CONST,</u> <u>ADDITION PLANS</u> <u>1039 RIVERSIDE ST</u> <u>797-6066</u> <u>PORTLAND, ME 04103</u> <u>FOR GAUDREAU</u>		
Who should we contact when the permit is ready: <u>FOR GAUDREAU</u>		
Mailing address: <u>1039 RIVERSIDE ST SUITE 11</u> <u>PORTLAND, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 797-6066		

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

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

Signature of applicant: [Signature] Date: 10/8/05

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



LOT NO. 10
1039 RIVERSIDE
PORTLAND, ME



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

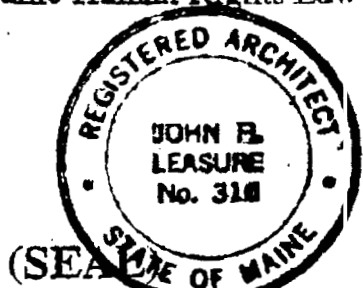
ACCESSIBILITY CERTIFICATE

Designer: JOHN H. LEASURE ARCH'T, INC.

Address of Project: 1039 RIVERSIDE ST LOT #10

Nature of Project: 60x68 SINGLE STORY COMMERCIAL STRUCTURE

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: John H. Leasure

Title: PRESIDENT

Firm: JOHN H. LEASURE ARCH'T INC

Address: SIX Q ST.

SOUTH PORTLAND, ME

Phone: (207) 767 4600

FROM DESIGNER: ALLET ENGINEERING, INC.
 DATE: October 10, 2005
 Job Name: Building Ten
 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) MERCHANTILE
 Type of Construction 3B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No
 Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3)
 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 (1808)

Uniformly distributed floor live loads (1803.1.1, 1807)

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 (1808.1.7, 1807.9, 1807.10)
N/A Roof live loads (1803.1.2, 1807.11)

60 Roof snow loads (1803.7.3, 1808)

42.0

Ground snow load, P_g (1808.2)

If $P_g > 10$ per flat-roof snow load, P_f (1808.3)

1.0

If $P_g > 10$ per snow exposure factor, C_e (Table 1808.3.1)

1.0

If $P_g > 10$ per snow load importance factor, I_s (Table 1804.5)

1.0

Roof thermal factor, C_r (Table 1808.3.2)

N/A

Sloped roof snowload, P_s (1808.4)

BC

Seismic design category (1816.2)

Conc. Braced Fr.

Basic seismic-force-resisting system (Table 1817.6.2)

5

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1817.6.2)

Wind loads (1803.1.4, 1809)

1609.6

Design option utilized (1809.1.1, 1809.2)

100

Basic wind speed (1809.3)

I, 1.0

Building category and wind importance factor, I_w (Table 1804.5, 1809.5)

C

Wind exposure category (1809.4)

N/A

Internal pressure coefficient (ASCE 7)

N/A

Component and cladding pressures (1809.1.4, 1809.2.2)

26/23 psf/100sf

Main force wind pressures (1808.1.1, 1808.2.1)

20.5/136 psf

Earthquake design data (1803.1.5, 1814 - 1829)

1614.1

Design option utilized (1814.1)

I

Seismic use group ("Category") (Table 1804.8, 1816.2)

$S_{D1} = 0.373$
 $S_{D2} = 0.158$

Spectral response coefficients, S_{ps} & S_{D1} (1816.1)

D Site Class'n

Flood loads (1803.1.6, 1812)

N/A

Flood hazard area (1812.3)

Elevation of structure

Other loads

N/A

Concentrated loads (1807.2)

N/A

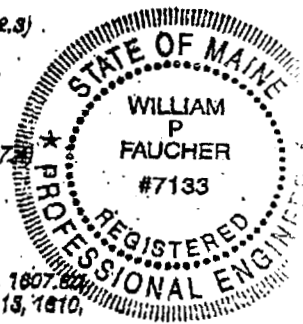
Partition loads (1807.5)

N/A

Impact loads (1807.8)

N/A

Misc. loads (Table 1807.6, 1807.8, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404)





State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

15187

Not Sprinkled

BLDG NO 10 - 1039 RIVERSIDE ST.

Located at: 1039 RIVERSIDE ST

PORTLAND

Occupancy/Use: BUSINESS

Permission is hereby given to:

RIVERSIDE ASSOC.

**45 BRIDGTON ROAD
PORTLAND, ME 04102**

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

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

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

This permit will expire at midnight on the 2nd of April 2006

Dated the 3rd day of October A.D. 2005

Commissioner

Copy-2 Architect

Comments:

JOHN H. LEASURE

SIX Q ST.

SOUTH PORTLAND, ME 04106

Statement of Special Inspections

Project: Building 10-1039 Riverside Street

Location: Portland, ME

Owner: Hardypond Construction; 1039 Riverside Street, Suite 11, Portland 04103

Design Professional in **Responsible** Charge: William P. Faucher, 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.

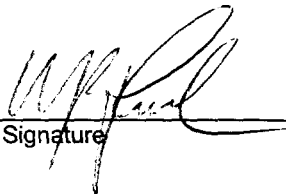
Job site safety and means and methods of construction are solely the responsibility of the Contractor

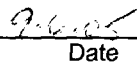
Interim Report Frequency: monthly

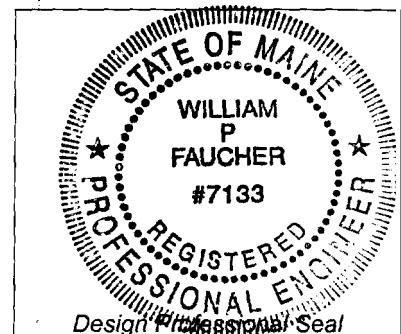
or per attached schedule.

Prepared by:
Allied engineering, inc
William P. Faucher, P.E.

(type or print name)


Signature


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 type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input type="checkbox"/> Cast-in-Place Concrete | <input checked="" 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 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>Allied engineering, inc. William P. Faucher, P.E., SER</i>	<i>One Westbrook Common Westbrook, ME 04092 207-854-8126</i>
2. Inspector	<i>Kevin Howe, CSI, Senior Structural Designer Construction Administrator</i>	<i>Allied engineering, inc. One Westbrook Common Westbrook, ME 04092 207-854-8126 X110</i>
3. Inspector	<i>James Hodsdon CSI, Construction Administrator.</i>	<i>Allied engineering, inc. One Westbrook Common Westbrook, ME 04092 207-854-8126 X109</i>
4. Testina Agency (Soils, rebar and concrete observation and testing)	<i>S. W. Cole Engineering</i>	<i>286 Portland Road, Gray, ME 04039-9586 Gray, ME 04072 (207) 657-2866</i>
5. Testing Agency – Steel (Connections and installation)	<i>Elite Inspection Services</i>	<i>220 Industrial Way Unit #1 Portland, ME 04103 (207) 797-2284</i>
6. Other		

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

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category

Quality Assurance Plan Required (Y/N) *NO*

Description of seismic force resisting system and designated seismic systems:

Wood Glue Laminated 3-point arch-frame systems represent the main seismic reinforcing system with perimeter wood stud shear walls.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *90*

Wind Exposure Category *C*

Quality Assurance Plan Required (Y/N) *NO.*

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

Wood Glue Laminated 3-point arch-frame systems represent the main seismic reinforcing system with perimeter wood stud shear walls

Statement of Responsibility

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

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.

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

American Concrete Institute (ACI) Certification

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

American Welding Society (AWS) Certification

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

American Society of Non-Destructive Testing (ASNT) Certification

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

International Code Council (ICC) Certification

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

National Institute for Certification in Engineering Technologies (NICET)

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

Exterior Design Institute (EDI) Certification

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

Other

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	(1,4) PE/GE	<p><i>Inspect soils belowfootings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	(1,4) PE/GE	<p><i>Perform sieve tests (ASTM D422 & 01140) and modified Proctor tests (ASTM 01557) of each source offill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift offill by nuclear methods (ASTM 02922)</i></p> <p><i>Verify extent and slope offill placement.</i></p>

Cast-in-Place Concrete

Item	Agency # (Qualif.)	Scope
1. Mix Design	(1) ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification	(1)	Review Mix design submittal and material identifications/sources.
3. Reinforcement Installation	(1,4) ACI-CCI ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Anchor Rods	(4)	Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
5. Concrete Placement	(1,4) ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
6. Sampling and Testing of Concrete	(1,4) ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
7. Curing and Protection	(1,4) ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.

Wood Construction

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input checked="" type="checkbox"/> Fabricator Exempt	1	<i>Inspect shopfabrication and quality controlproceduresfor wood trussplant.</i>
2. Connections	(1,5)	<i>Confirm installation as designed with quantity and size of appropriatefasteners.</i>
3. Framing and Details	(1)	<i>Confirm installations are in conformance with the contractor documents.</i>
4. Diaphragms and Shear walls	(1)	<i>Inspect size, configuration, blocking andfastening of shear walls and diaphragms. Verify panel grade and thickness.</i>

Please call 874-8703 or 874-8693 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 initialzing 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.

- Footing/Building Location Inspection: Prior to pouring concret
- Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywallin
- 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,

Certificate of Occupancy is not required for certain projects, Your inspector can advise you if your projec 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 CIRCUMSTANCE'S,

CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACEMAY BE OCCUPIED

X b millan
Signature of Applicant/Designee

12-7-05
Date

A. Arve
Signature of Inspections Official

12/7/05
Date

CBL: 331 A001 Building Permit #:

051499



• *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 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.

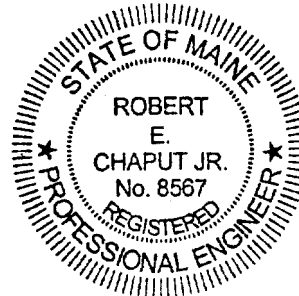
CLOSING

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

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.



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
 SWC REP.: TJG

TESTPIT TP-1

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 EXPLORATINAT 8.5'	
COMPLETION DEPTH: <u>8.5'</u>		DEPTH TO WATER: <u>4'</u>	

TESTPIT 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	
	4'	LIGHT BROWN SILTY FINE TO MEDIUM SAND	
S-2	8.0'	GRAY SILTY FINE SAND WITH SILT AND CLAY LAYERS	
		BOTTOM OF EXPLORATOIN AT 8	
COMPLETION DEPTH: <u>8'</u>		DEPTH TO WATER: <u>4.5'</u>	



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

TESTPIT TP-3			
DATE: <u>3/26/2004</u>		SURFACE ELEVATION: <u>NOT AVAIL.</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH	STRATUM DESCRIPTION	TEST RESULTS
	0.5'	BROWN SAND AND GRAVEL, TRACE COBBLES	
	4.5'	ORANGE/BROWN SILTY FINE TO MEDIUM SAND	
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 TP-4			
DATE: <u>3/26/2004</u>		SURFACE ELEVATION: <u>NOT AVAIL.</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH	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'	GRAY SILTY CLAY	
	8.0'	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.

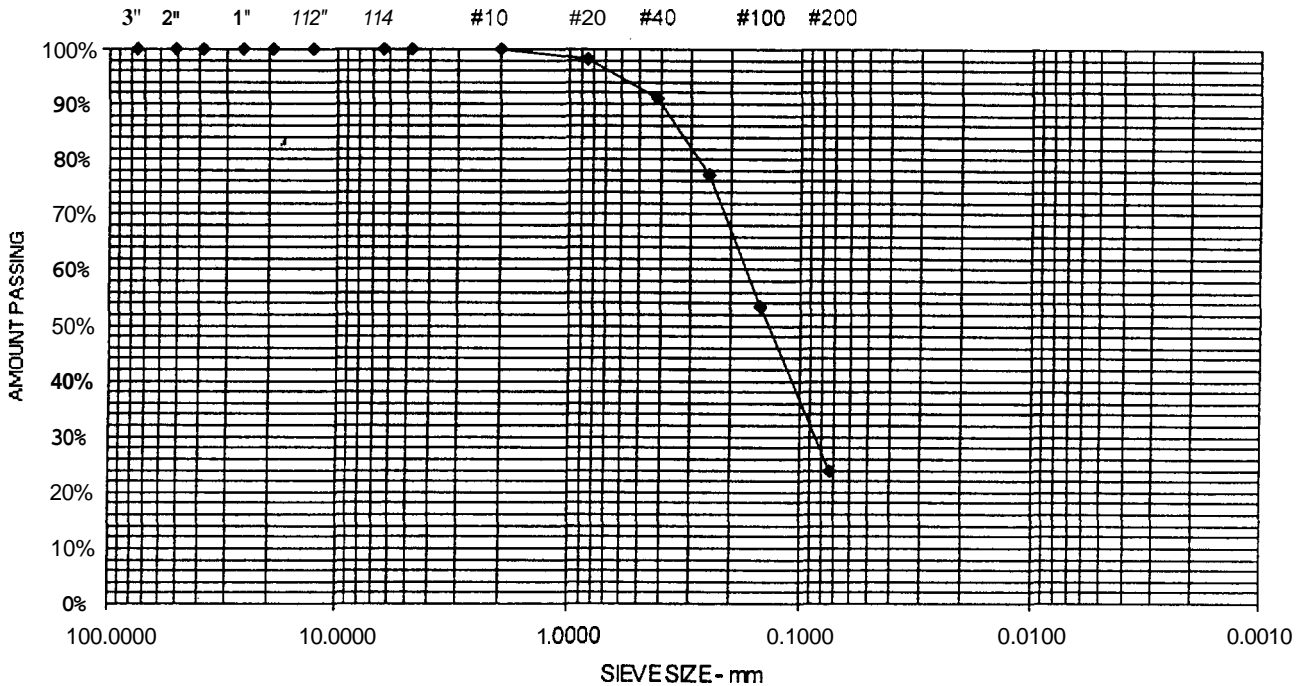
REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

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**
 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**

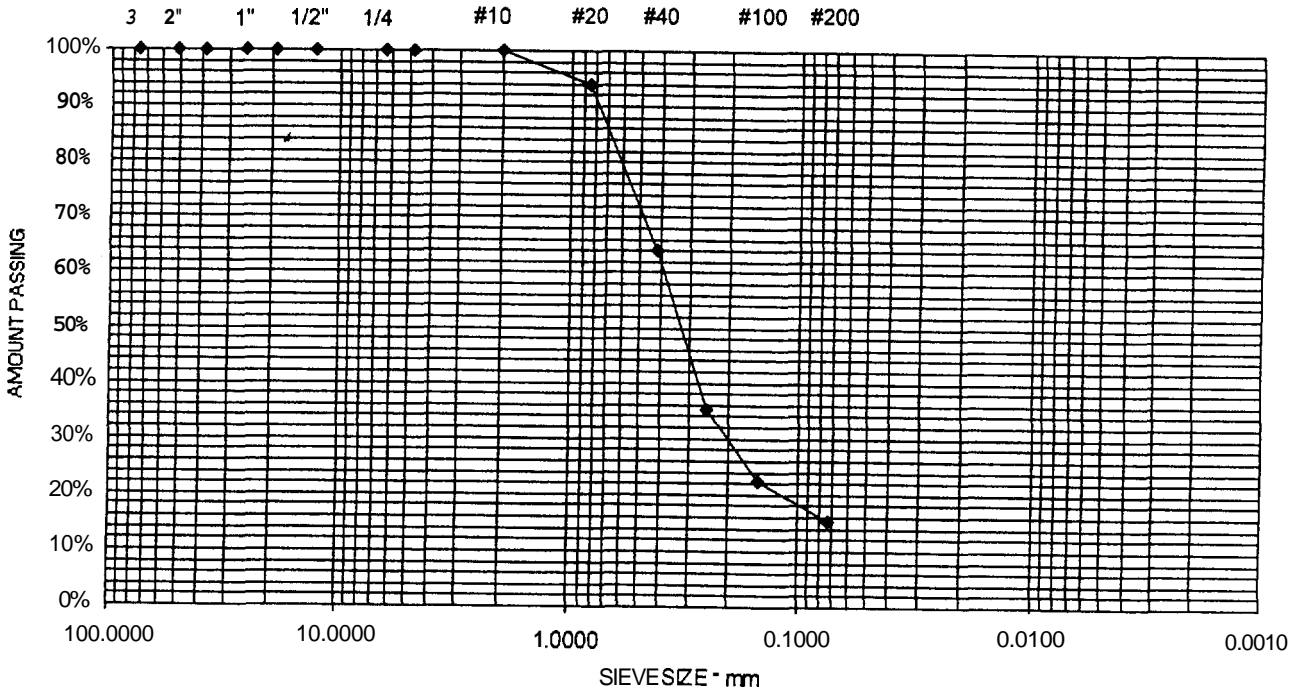
SIEVE OPENING (mm)	SIEVE SIZE	AMOUNT PASSING (%)	
152.4	6"	100	
127	5"	100	
101.6	4"	100	
76.1	3"	100	
50.8	2"	100	
38.1	1 1/2"	100	
25.7	1"	100	
19	3/4"	100	
12.7	1/2"	100	
6.35	1/4"	100	
4.76	No. 4	100	0% Gravel
2	No. 10	100	
0.841	No. 20	98	
0.42	No. 40	91	76.3% Sand
0.25	No. 60	77	
0.149	No. 100	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	112"	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



Comments

Statement of Special Inspections

Project: Building; 10-1039 Riverside Street

Location: Portland, ME

Owner: Hardypond Construction; 1039 Riverside Street, Suite 11, Portland 04103

Design Professional in Responsible Charge: William P. Faucher, 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.

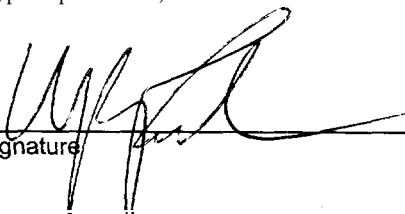
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: monthly

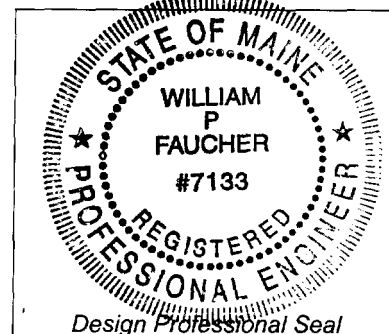
per attached schedule.

Prepared by:
Allied engineering, inc
William P. Faucher, P.E.

(type or print name)


Signature

9.6.05
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"/> Cast-in-Place Concrete
<input type="checkbox"/> Precast Concrete
<input type="checkbox"/> Masonry
<input type="checkbox"/> Structural Steel
<input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Spray Fire Resistant Material
<input type="checkbox"/> Wood Construction
<input type="checkbox"/> Exterior Insulation and Finish System
<input type="checkbox"/> Mechanical & Electrical Systems
<input type="checkbox"/> Architectural Systems
<input type="checkbox"/> Special Cases |
|--|--|

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator	<i>Allied engineering, inc. William P. Faucher, P.E., SER</i>	<i>One Westbrook Common Westbrook, ME 04092 207-854-8126</i>
2. Inspector	<i>Kevin Howe, CSI, Senior Structural Designer Construction Administrator</i>	<i>Allied engineering, inc. One Westbrook Common Westbrook, ME 04092 207-854-8126 X110</i>
3. Inspector	<i>James Hodsdon CSI, Construction Administrator.</i>	<i>Allied engineering, inc. One Westbrook Common Westbrook, ME 04092 207-854-8126 X109</i>
4. Testina Agency (Soils, rebar and concrete observation and testing)	<i>S. W. Cole Engineering</i>	<i>286 Portland Road, Gray, ME 04039-9586 Gray, ME 04072 (207) 657-2866</i>
5. Testina Agency – Steel (Connections and installation)	<i>Elite Inspection Services</i>	<i>220 Industrial Way Unit #1 Portland, ME 04103 (207) 797-2284</i>
6. Other		

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category

Quality Assurance Plan Required (Y/N) *NO*

Description of seismic force resisting system and designated seismic systems:

Wood Glue Laminated 3-point arch-frame systems represent the main seismic reinforcing system with perimeter wood stud shear walls.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *90*

Wind Exposure Category *C*

Quality Assurance Plan Required (Y/N) *NO.*

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

Wood Glue Laminated 3-point arch-frame systems represent the main seismic reinforcing system with perimeter wood stud shear walls

Statement of Responsibility

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

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
PEIGE	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.
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International Code Council (ICC) Certification

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

National Institute for Certification in Engineering Technologies (NICET)

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

Exterior Design Institute (EDI) Certification

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

Other

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	(1,4) PE/GE	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	(1,4) PE/GE	<p><i>Perform sieve tests (ASTM 422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM 02922)</i></p> <p><i>Verify extent and slope of fill placement.</i></p>

Item	Agency # (Qualif.)	Scope
1. Mix Design	(1) ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification	(1)	Review Mix design submittal and material identifications/sources.
3. Reinforcement Installation	(1,4) ACI-CCI ICC-RCSI	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
4. Anchor Rods	(4)	Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
5. Concrete Placement	(1,4) ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
6. Sampling and Testing of Concrete	(1,4) ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
7. Curing and Protection	(1,4) ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input checked="" type="checkbox"/> Fabricator Exempt	1	<i>Inspect shopfabrication and quality control procedures for wood trussplant.</i>
2. Connections	(1,5)	<i>Confirm installation as designed with quantity and size of appropriatefasteners.</i>
3. Framing and Details	(1)	<i>Confirm installations are in conformance with the contractor documents.</i>
4. Diaphragms and Shear walls	(1)	<i>Inspect size, configuration, blocking andfastening of shear walls and diaphragms. Verify panel grade and thickness.</i>



• *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 fight 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



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.

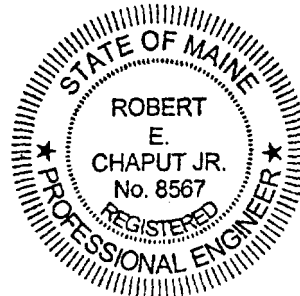
CLOSING

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:\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.

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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.

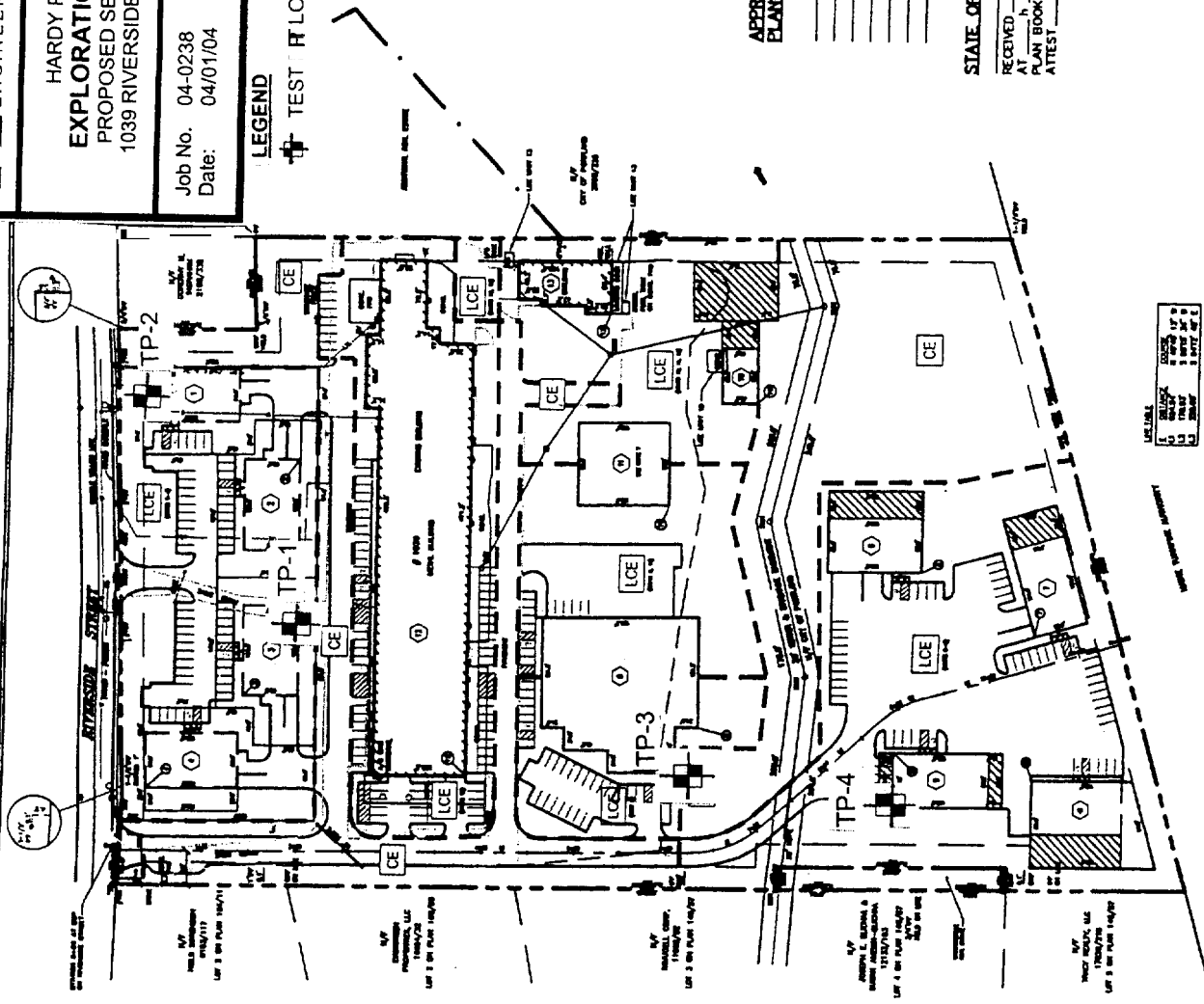
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**HARDY POND CONSTRUCTION
EXPLORATION LOCATION SKETCH
PROPOSED SECOND TEE BUSINESS PARK
1039 RIVERSIDE STREET, PORTLAND, MAINE**

Job No. 04-0238
Date: 04/01/04

Sheet 1



LEGEND

- (C) TEST PIT LOCATION
 (LCE) LEAVES COMMON ELEMENT (PORTLAND, ME)
 (CE) COMMON ELEMENT
 (M) LIFE MAINTENANCE
 (E) ELECTRICAL
 (S) SERVICE ELECTRICAL
 (W) WATER
 (G) GAS
 (T) TELEPHONE
 (F) FIBER OPTIC
 (O) OTHER
 (X) UNKNOWN

**APPROVAL—CITY OF PORTLAND
PLANNING AUTHORITY**

DATE _____
DESIGNER _____

STATE OF MAINE
RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____ REGISTER

CONDOMINIUM PLAN

RECORDED BY BARNES INNE CONDOMINIUM
#1039 RIVERSIDE STREET, PORTLAND, MAINE
1039 RIVERSIDE LLC
1039 RIVERSIDE STREET, PORTLAND, ME 04108
OWEN HASKELL, INC.
100 Canal St., Portland, ME 04101 (603) 775-4300

NO.	DATE	BY	REVISION
1	04/01/04	JL	ISSUE FOR PERMIT

SCHEDULE OF AREAS

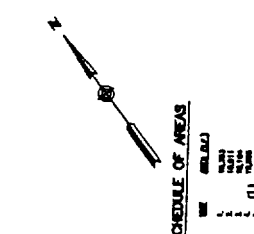
NO.	AREA	AREA	AREA
1	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
2	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
3	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
4	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
5	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
6	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
7	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
8	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
9	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
10	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
11	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
12	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
13	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
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35	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
36	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
37	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
38	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
39	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
40	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
41	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
42	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
43	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
44	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
45	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
46	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
47	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
48	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
49	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE
50	1039 RIVERSIDE	1039 RIVERSIDE	1039 RIVERSIDE

STATION AND OFFSETS

STATION	OFFSET	POINT	DESCRIPTION
1039.00	10.00	1039.10	1039 RIVERSIDE
1039.00	20.00	1039.20	1039 RIVERSIDE
1039.00	30.00	1039.30	1039 RIVERSIDE
1039.00	40.00	1039.40	1039 RIVERSIDE
1039.00	50.00	1039.50	1039 RIVERSIDE
1039.00	60.00	1039.60	1039 RIVERSIDE
1039.00	70.00	1039.70	1039 RIVERSIDE
1039.00	80.00	1039.80	1039 RIVERSIDE
1039.00	90.00	1039.90	1039 RIVERSIDE
1039.00	100.00	1040.00	1039 RIVERSIDE

- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 2. THE PLANNING AUTHORITY HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.
 3. THE PLANNING AUTHORITY HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.
 4. THE PLANNING AUTHORITY HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.
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 9. THE PLANNING AUTHORITY HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.
 10. THE PLANNING AUTHORITY HAS REVIEWED THIS PLAN AND APPROVED IT FOR RECORDATION.

- PLAN REFERENCES**
1. 1039 RIVERSIDE, 1039 RIVERSIDE, 1039 RIVERSIDE, 1039 RIVERSIDE.
 2. 1039 RIVERSIDE, 1039 RIVERSIDE, 1039 RIVERSIDE, 1039 RIVERSIDE.
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 10. 1039 RIVERSIDE, 1039 RIVERSIDE, 1039 RIVERSIDE, 1039 RIVERSIDE.



DATE

04/01/04

PROJECT

1039 RIVERSIDE



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
 SWC REP.: 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	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 EXPLORATINAT 8.5'	

COMPLETION DEPTH: 8.5' DEPTH TO WATER: 4'

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	STRATUM DESCRIPTION	TEST RESULTS
	10'	DARK BROWN SANDY SILT WITH ORGANICS	
	50'	LIGHT BROWN SILTY FINE TO MEDIUM SAND	
s-2	4'	GRAY SILTY FINE SAND WITH SILT AND CLAY LAYERS	
	80'	BOTTOM OF EXPLORATOIN AT 8'	

COMPLETION DEPTH: 8' DEPTH TO WATER: 4.5'



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-3			
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
	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>	

TEST PIT TP-4			
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
	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.

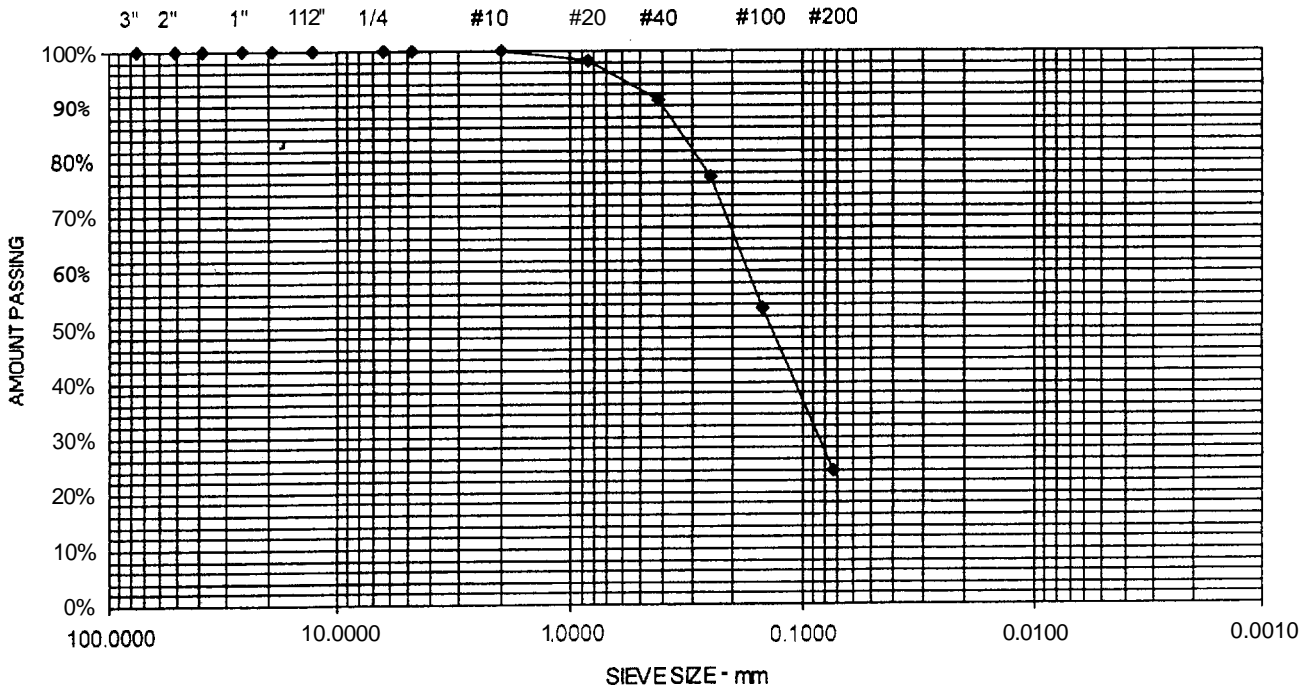
REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

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**
 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**

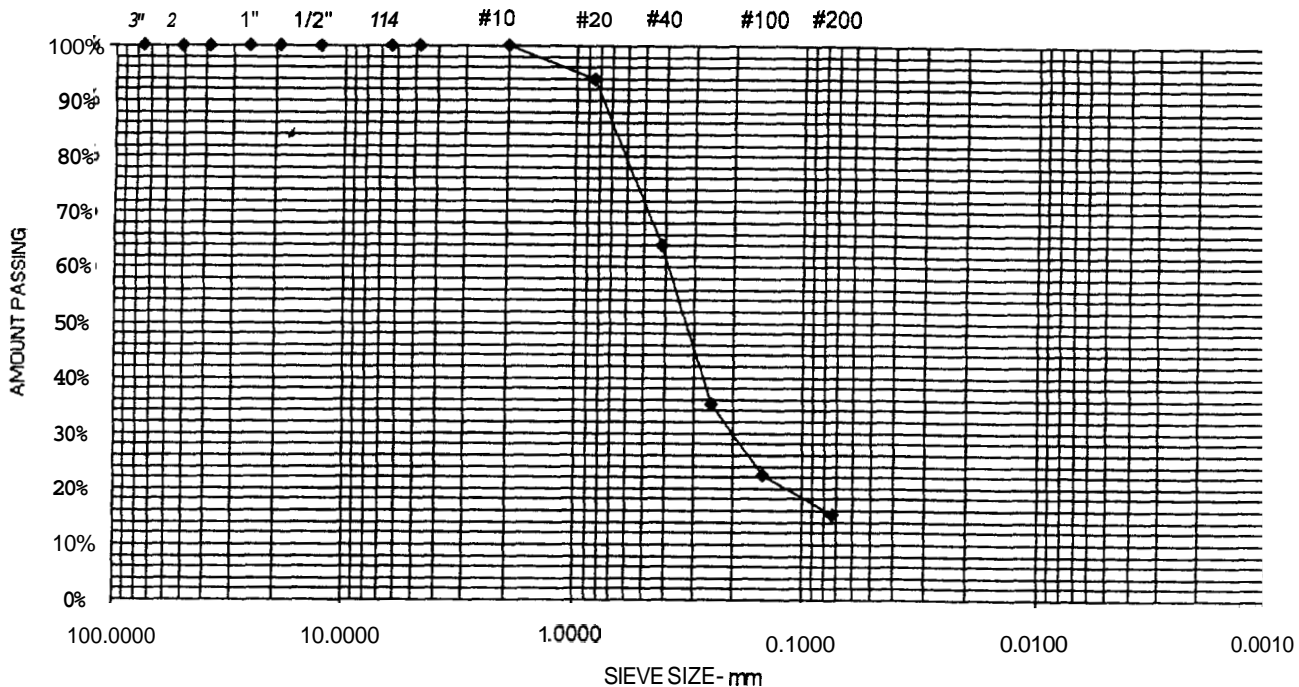
SIEVE OPENING (mm)	SIEVE SIZE	AMOUNT PASSING (%)	
152.4	6"	100	
127	5"	100	
101.6	4"	100	
76.1	3"	100	
50.8	2"	100	
38.1	1-1/2"	100	
25.7	1"	100	
19	3/4"	100	
12.7	1/2"	100	
6.35	1/4"	100	
4.76	No. 4	100	0% Gravel
2	No. 10	100	
0.841	No. 20	98	
0.42	No. 40	91	76.3% Sand
0.25	No. 60	77	
0.149	No. 100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



Comments

From: Kandi Talbot
To: Marge Schmuckal
Date: 11/22/2005 9:48:55 AM
Subject: Building 10 - 1039 Riverside Street

Marge,

I am all set with the review for building 10 of 1039 Riverside Street. If a building permit is being held up because of planning, then it is acceptable at this time. Thanks.

Kandi

CC: Mike Nugent; Sarah Hopkins

perm # 05 499

From: Marge Schmuckal
To: Kandi Talbot
Date: 10/31/2005 10:21:54 AM
Subject: Re: 1039 Riverside Street

Ok, Thanks, Keep me updated.
Marge

>>> Kandi Talbot 10/31/2005 10:12:07 AM >>>
Marge,

I believe this change is still going through the planning board. Scheduled for public hearing on November 8th. Thanks.

Kandi

>>> Marge Schmuckal 10/31/2005 9:50:27 AM >>>

Kandi,
Can I get a stamped approved revised site plan for this project? I have a permit application for building #10 which has changed since the last approved site plan.
thanks
Marge