



State of Maine
 Department of Public Safety
Construction Permit



Not
 Reviewed
 for Barrier
 Free

Not Sprinkled

17124

1321 WASHINGTON AVE.
 Located at: 1321 WASHINGTON AVE.
PORTLAND
 Occupancy/Use: BUSINESS

402 A032

Permission is hereby given to:

1321 ASSOC. LLC

1976 WASHINGTON AVE.
 PORTLAND, ME 04103

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 .

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 31 st of March 2008

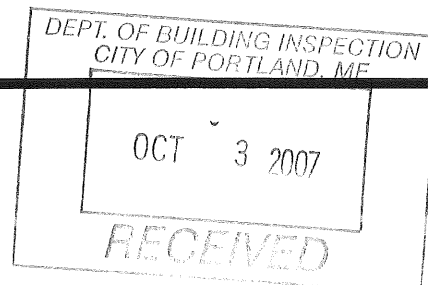
Dated the 1 st day of October A.D. 2007

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
 PORTLAND, ME



**LIMITED GEOTECHNICAL ENGINEERING SERVICES
BEARING CAPACITY ASSESSMENT
PROPOSED ELEVATOR ADDITION
1321 WASHINGTON AVENUE
PORTLAND, MAINE**

07-0726

August 23, 2007

Prepared for:

1321 Associates, LLC
Attention: Peter Hoglund
1976 Washington Ave
Portland, ME 04103

Prepared by:



286 Portland Road
Gray, ME 04039



S.W. COLE
ENGINEERING, INC.

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

07-0726

August 23, 2007

1321 Associates, LLC
Attention: Peter Hoglund
1976 Washington Ave
Portland, ME 04103

Subject: Limited Geotechnical Engineering Services
Bearing Capacity Assessment
Proposed Elevator Addition
1321 Washington Avenue
Portland, Maine

Dear Mr. Hoglund:

In accordance with our Agreement dated July 31, 2007, we have observed the foundation excavation for the proposed elevator addition and made a bearing capacity assessment of the subsurface soils for foundation support of the proposed addition at the above referenced site. Our scope of work was limited to observations of the foundation excavation and a bearing capacity assessment of the subsurface findings relative to the proposed construction and preparation of this report. This report summarizes our findings and recommendations and its contents are subject to the limitations set forth in Attachment A.

PROPOSED CONSTRUCTION

The site of the proposed elevator addition is on the northerly side of the building at 1321 Washington Avenue in Portland, Maine. Based on the plans provided by Downeast Structural Consultants, LLC, we understand the addition will be two stories, masonry and steel-framed with a brick veneer. We understand the heated addition is about 20 by 14 feet in plan. It is our understanding that spread

GRAY, ME OFFICE

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Other offices in Augusta, Bangor, and Caribou, Maine & Somersworth, New Hampshire

footings, frost walls, and a slab-on-grade floor is planned for the building. We also understand the new entryway will have a finished floor at Elev. 103.69. The top of the elevator shaft slab will be about 7 feet below the entryway.

We understand that the footings have been designed considering a maximum allowable soil bearing pressure of 2,000 psf.

EXPLORATION

A site visit was made on August 14, 2007. At the time of the site visit the foundation excavation for the elevator shaft and part of the entryway had been completed. The foundation was excavated by Chase Excavating. The exposed soils were observed to the depth of about the bottom of the elevator shaft.

SUBSURFACE CONDITIONS

The exposed soils in the excavation sidewall consisted of either topsoil or pavement and sand and gravel fill (base course) to a depth of about 1.2 feet, underlain by a layer of fill consisting of silty sand with gravel to a depth of about 3.6 feet. Below the fill native stiff olive brown silty clay was observed to a depth of about 4.5 feet. The silty clay was underlain by native silty sand with gravel (glacial till). Bedrock was encountered in the excavation at a depth of about 7 feet. We understand some bedrock was removed in order to excavate to the bottom of the elevator shaft slab. For a more detail description please see the attached log.

Free groundwater was observed above the bedrock in the foundation excavation. In general, groundwater should be expected to fluctuate seasonally and during periods of heavy precipitation or snow melt.

EVALUATION AND RECOMMENDATIONS

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. It is anticipated that the elevator shaft area will bear on bedrock and the entryway area will bear on the native stiff silty clay or glacial till. The assumed bearing capacity of 2,000 psf appears reasonable for the native silty clay and for the silty sand with gravel (glacial till) subsoil.

We have discussed the footing subgrade conditions with you and Christopher Ray of Downeast Structural Consultants (project structural engineer). During our conversations, we recommended that consideration should be given to placing about 6 inches of crushed stone over the bedrock to level the bottom of the excavation and help reduce any hard points below the footings.

Soil subgrades that become disturbed should be overexcavated to remove unsuitable soils and replaced with compacted crushed stone underlain by non-woven geotextile separation fabric. The crushed stone will help provide a stable base from which to work and will provide a drainage media for sumping and pumping, if needed. Overexcavation extending below footings should extend laterally 1 foot for each foot of excavation.

Based on our discussions and the provided plans, we understand that the foundations will be backfilled with clean, non-frost susceptible material as directed by others.

CLOSURE

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

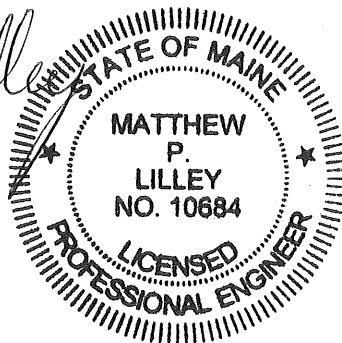
Sincerely,

S. W. COLE ENGINEERING, INC.



Matthew P. Lilley, P. E.
Geotechnical Engineer

MPL:mp/pfb:jlw



c: Downeast Structural Consultants, LLC

Attachment A Limitations

This report has been prepared for the exclusive use of 1321 Associates, LLC for specific application to the proposed elevator addition at 1321 Washington Avenue in Portland, Maine. S. W. COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No 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.

The bearing capacity analyses performed during this investigation and recommendations presented in this limited services report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions will 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.

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.

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.

CLIENT/PROJECT: 1321 ASSOCIATES, LLC / 1321 WASHINGTON AVE

LOCATION: PORTLAND, ME

PROJECT NO. 07-0726

TEST PIT

DATE: 08/14/07

SURFACE ELEVATION: 103.7'±

LOCATION: FOUNDATION EXCAVATION

SAMPLE		DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
NO.	DEPTH			
		1.2	TOPSOIL / PAVEMENT & BASE COURSE	
		3.6	SILTY SAND WITH GRAVEL (FILL)	
		4.5	q _p = 1.75 tsf OLIVE BROWN SILTY CLAY	
		7.0	SILTY SAND WITH GRAVEL (GLACIAL TILL)	
			BOTTOM OF EXCAVATION BEDROCK	

COMPLETION DEPTH: 7.0 FEET

DEPTH TO WATER: 6.8'±