



Permitting and Inspections Department
Michael A. Russell, MS, Director

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

07/23/2018

Certificate of Accessible Building Compliance

All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.

Project Name: 320 P Street LLC Project Address: 314 Presumpscott Street

Classification: Title II (State/Local Government) Title III (Public Accommodation/Commercial Facility)

New Building

- Americans with Disabilities Act (ADA)
- Maine Human Rights Act (MHRA)
 - Barrier Free Certification (\$75,000+ scope of work)
 - State Fire Marshal Plan Review Approval

Alteration/Addition

- Existing Building Completion date:
 - Original Building: _____
 - Addition(s)/Alteration(s): _____
- Americans with Disabilities Act (ADA)
 - Path of Travel Yes No
- Maine Human Rights Act (MHRA)
 - Exceeds 75% of existing building replacement cost
 - Barrier Free Certification (\$75,000+ scope of work)
 - State Fire Marshal Plan Review Approval

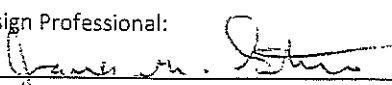
Occupancy Change/Existing Facility

New Ownership – Readily Achievable Barrier Removal: _____

Residential

- Americans with Disabilities Act (ADA)
- Fair Housing Act (4+ units, first occupancy)
- Maine Human Rights Act (MHRA)
 - Covered Multifamily Dwelling (4+ units)
 - Public Housing (20+ units)
- Uniform Federal Accessibility Standards (UFAS)
- None, explain: _____

Contact Information:

Design Professional: 

Signature
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: James M. Streeter
Address: 66 Garsoe Drive
Portland, Maine 04103
Phone: 207-229-2355
Maine Registration #: PE 11162

Owner: 

Signature
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: 320 P Street, LLC
Address: 91 J Auburn Street
Portland, Maine 04103
Phone: 207-221-3331



Package Steel Systems, Inc.

Manufacturer of the Package Steel Building System

15 Harback Road
Sutton, MA 01590

Tel 800.225.7242 | Tel 508.865.5871
Fax 508.865.9130

Reviewed for Code Compliance
Permitting and Inspections Department
sales@packagessteel.com

07/23/2018

Customer:
Biskup Construction Inc.
16 Danielle Drive
Windham, ME 04062

Project:
320 P Street LLC
314 Presumpscott St.
Portland, ME 04103

Date: 5/29/18
Project ID: 1805-076
REV 1: 6/04/18

Width:	Length:	Lt. Eave:	Rt. Eave:	Pitch:
60'-0"	150'-0"	22'-9"	24'-0"	0.25:12

To Whom It May Concern,

The building is designed and fabricated in accordance with the order documentation; The 13th Edition of The American Institute of Steel Construction (AISC) "Manual of Steel Construction"; the 2007 Edition of the North American United States Manual (NAUS); the MBMA Low Rise Building Systems Manual; and any applicable sections of the American Welding Society (AWS D1.1) specifications for the loads indicated.

The criteria for application of design loads are as follows:

Governing Code: IBC 15
Occupancy Classification: Mixed, Group B Business & F-1 Moderate Hazard Factory Industrial
Building Risk Category: II - Normal

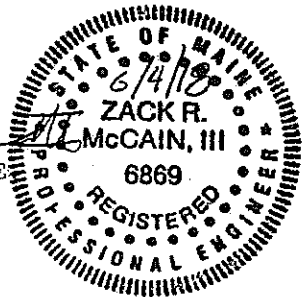
Dead Load:	5.00 psf	Ground Snow, Pg:	60.00 psf
Collateral Load:	3.00 psf	Flat Roof Snow, Pf:	42.00 psf
Live Load:	20.00 psf	Minimum Uniform Snow:	42.00 psf
Live Load Reduction:	No	Snow Exp. Factor, Ce:	1.00
Ultimate Wind Speed:	118.00 mph	Snow Therm. Factor, Ct:	1.00
Serviceability Wind:	76.00 mph (10yrMRI)	Snow Imp. Factor, Is:	1.00
Wind Exposure:	C	Sloped Roof Factor, Cs:	1.00
Enclosure Type:	Closed	Seis. Imp. Factor, Ie:	1.00
Int. Pres. Coef., GCpi: +/-	0.18	Seis. Design Cat., SDC:	B
Auxiliary Load:	(3) 250# Unit Heaters	Site Class:	D
Hung From Roof Purlins		Spec. Resp. Coef., Sds:	0.259
		Spec. Resp. Coef., Sd1:	0.126

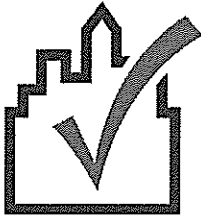
Note:

Additional components, such as panel and trims, may be fabricated and provided for use in a Package Steel Systems, Inc. (PSS) building by other manufacturers. This Letter of Certification applies solely to the building frames and components as supplied by PSS and specifically excludes any foundation, masonry, general contract work, and materials not furnished by PSS. It also excludes any unauthorized modification to the PSS framing systems. The Buyer is responsible for verifying that the loads, specified above, are in compliance with those required by the local regulatory authorities.

Sincerely,

Zack R McCain III
Zack R McCain III, P.E.
Engineering Manager





COMcheck Software Version 4.0.8.1

Envelope Compliance Certificate



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

07/23/2018

Section 1: Project Information

Energy Code: 2009 IECC

Project Title:

Project Type: New Construction

Construction Site:

ME

Owner/Agent:

320 P Street, LLC
314 Presumpscot Street
Portland, ME 040103

Designer/Contractor:

Biskup Construction, Inc.
16 Danielle Drive
Windham, ME 04062
207-892-9800

Building Location (for weather data):

Portland, Maine

Climate Zone:

6a

Vertical Glazing / Wall Area Pct.:

1%

Building Use: Activity Type(s)

Floor Area

1-Warehouse : Nonresidential

7683

2-Office : Nonresidential

1317

Section 2: Envelope Assemblies and Requirements Checklist

Envelope PASSES: Design 1% better than code.

Envelope Assemblies:

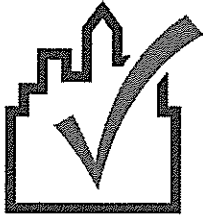
Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof (Standing Seam): Other Metal Building Roof, [Bldg. Use 1 - Warehouse] (b) Comments: Liner System R-11 + R-25 Ashrae Table A2.3	9000	---	---	0.035	0.049
Concrete Block Wall Warehouse: Concrete Block:8", Partially Grouted, Cells Empty,Normal Density , Furring: None, [Bldg. Use 1 - Warehouse]	219	---	0.0	0.550	0.080
3070 hollow metal pass door: Insulated Metal, Swinging, [Bldg. Use 1 - Warehouse] Comments: Ashrae Table A7.1 B	11	---	---	0.500	0.700
Overhead doors (Clopay): Insulated Metal, Non-Swinging, [Bldg. Use 1 - Warehouse] Comments: Clopay Model 3717	141	---	---	0.066	0.500
Concrete Block Wall Office: Concrete Block:8", Partially Grouted, Cells Empty,Normal Density , Furring: None, [Bldg. Use 2 - Office]	281	---	0.0	0.550	0.080
3070 hollow metal pass door: Insulated Metal, Swinging, [Bldg. Use 2 - Office] Comments: Ashrae Table A7.1 B	33	---	---	0.500	0.700
Concrete Kicker Wall: Solid Concrete:8" Thickness,Normal Density , Furring: None, [Bldg. Use 1 - Warehouse]	420	---	0.0	0.740	0.080
3070 hollow metal pass door: Insulated Metal, Swinging, [Bldg. Use 1 - Warehouse] Comments: Ashrae Table A7.1 B	6	---	---	0.500	0.700
Metal Bldg. Walls Warehouse: Other Metal Building Wall, [Bldg. Use 1 - Warehouse] (b) Comments: 6" R-19 MBI, Ashrae Table A3.2	8382	---	---	0.084	0.069
3070 hollow metal pass door: Insulated Metal, Swinging, [Bldg. Use 1 - Warehouse] Comments: Ashrae Table A7.1 B	55	---	---	0.500	0.700

Project Title:

Data filename: C:\Users\Jim Biskup\Documents\COMcheck\Casco Bay Electric Bldg #1.cck

Report date: 06/06/18

Page 1 of 6



COMcheck Software Version 4.0.8.1 Interior Lighting Compliance Certificate



Reviewed for Code Compliance
Permitting and Inspections Department
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07/23/2018

Section 1: Project Information

Energy Code: 2009 IECC

Project Title:

Project Type: New Construction

Construction Site:

ME

Owner/Agent:

320 P Street, LLC
314 Presumpscot Street
Portland, ME 040103

Designer/Contractor:

Biskup Construction, Inc.
16 Danielle Drive
Windham, ME 04062
207-892-9800

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B x C)
Warehouse	7683	0.8	6146
Office	1317	1	1317
Total Allowed Watts =			7463

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Warehouse (7683 sq.ft.)				
LED A: Warehouse Lighting: LED Linear 33W:	5	18	165	2970
Office (1317 sq.ft.)				
LED 3: Office Lighting: LED Panel 33W:	1	15	34	510
Total Proposed Watts =				3480

Section 4: Requirements Checklist

Interior Lighting PASSES: Design 53% better than code.

Lighting Wattage:

1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
7463	3480	YES

Controls, Switching, and Wiring:

2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.
3. Daylight zones have individual lighting controls independent from that of the general area lighting.

Exceptions:

- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.
4. Independent controls for each space (switch/occupancy sensor).



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Exceptions:

- Areas designated as security or emergency areas that must be continuously illuminated.
- Lighting in stairways or corridors that are elements of the means of egress.
- 5. Master switch at entry to hotel/motel guest room.
- 6. Individual dwelling units separately metered.
- 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
- Areas that use less than 0.6 Watts/sq.ft.
- 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

- Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.
- 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

- Lighting intended for 24 hour use.
- 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

- Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

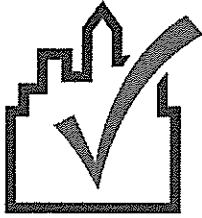
Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.8.1 and to comply with the mandatory requirements in the Requirements Checklist.

Jim Biskup
Name - Title

[Signature]
Signature

6/6/18
Date



COMcheck Software Version 4.0.8.1 Exterior Lighting Compliance Certificate



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07/23/2018

Section 1: Project Information

Energy Code: 2009 IECC
Project Title:
Project Type: New Construction
Exterior Lighting Zone: 2 (Light industrial area with limited nighttime use)

Construction Site:	Owner/Agent:	Designer/Contractor:
ME	320 P Street, LLC 314 Presumpscot Street Portland, ME 040103	Biskup Construction, Inc. 16 Danielle Drive Windham, ME 04062 207-892-9800

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Illuminated length of facade wall or surface	140 ft	2.5	No	350	312
				Total Tradable Watts* =	0
				Total Allowed Watts =	350
				Total Allowed Supplemental Watts** =	600

* Wattage tradeoffs are only allowed between tradable areas/surfaces.

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)	
Illuminated length of facade wall or surface (140 ft): Non-tradable Wattage					
LED 1: LED Roadway-Parking Unit 54W:	1	6	52	312	
				Total Tradable Proposed Watts =	0

Section 4: Requirements Checklist

Lighting Wattage:

1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.
Compliance: Passes.

Controls, Switching, and Wiring:

2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
3. Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical time switch.
4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.



Exceptions:

- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

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Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.0.8.1 and to comply with the mandatory requirements in the Requirements Checklist.

Jim Biskup [Signature] 6/16/18
Name - Title Signature Date



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from MARVIN
 Windows and Doors

ENERGY STAR® Qualified in Highlighted Regions



☐ Qualified



National Fenestration
 Rating Council®

CERTIFIED

All Ultrex Glider
 FG/FG
 Horizontal Slider
 1 1/16" IG LOE 272 ARGON
 3.1mm LoE 272 / 11.5mm argon / 3.1mm
 clr

.0045 SS - D

MAR - N - 363 - 00026 - 00001

ENERGY PERFORMANCE RATINGS

U-Factor
0.31
 (U.S./I-P)

Solar Heat Gain Coefficient
0.33

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance
0.57

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturers literature for other product performance information. www.nfrc.org

Meets or exceeds C.E.C. Air Infiltration Standards



Hallmark Certified
 www.wdma.com

Licensee #407 - H - 988
 Integrity All Ultrex Glider

Manufacturer stipulates conformance as indicated below

AAMA/WDMA/CSA/1011
 I.S.2/A440 - 08

LC - PG40 1816X1067 mm (71.5X41.5 in)

LC - PG40 DP + 40 / - 40

AAMA/WDMA/CSA/1011
 I.S.2/A440 - 05

HS - LC40 1816X1067

DP + 40 / - 40

product may be covered by one or more of the following patents: 5115990, 5125442, 7591106



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Clopay Model 3717 Specifications

07/23/2018

PART 1 GENERAL

1.01 Section Includes

A. Upward Acting Sectional Steel Doors, including unit sections, brackets, tracks, glazing, counter balance mechanisms, and hardware.

1.02 Related Work

A. Opening preparation, miscellaneous or structural steel, finish or field painting, electrical wires, wiring, disconnect switches, conduit are in the scope of the work of other sections or trades.

B. Submit manufacturer's product data and installation instructions for each type of sectional door. Include both published data and any specific data prepared for this project.

1.03 Single Source Responsibility

A. Provide door, tracks, motors and accessories from one manufacturer for each type of door. Provide secondary components from source acceptable to manufacturer of primary components.

PART 2 PRODUCT

2.01 Manufacturer

A. Upward Acting Sectional Steel Doors are to be Clopay® Model 3717 as manufactured by Clopay Building Products Company, Inc.

2.02 Material /Construction

A. **Type:** 1-3/4" (44.45 mm) thick, sandwich construction, roll-formed commercial steel.

B. **Size:** Standard maximum door size is 26'2" (7.98 m) wide by 20' (6.1 m) high.

C. **Section Joint:** Sections to form a weather-tight tongue and groove joint.

D. **Material :** Hot-dipped galvanized, complying with ASTM A-924, A-653, exterior and interior skins separated to form thermal break and filled by foamed-in-place polyurethane core; standard lift operating style with track and hardware; complying with DASMA 102, commercial application.

E. **Finish:** Pre-finished interior and exterior skins with 1-mil, three coat baked-on polyester topcoat over primer on a phosphate coating.

1. **Exterior Skin:** 27 gauge (.016", (.40 mm) minimum) exterior steel face sheet with stucco texture, shallow U-ribbed. Color: white, brown, tan, grey, Trinar® white, Trinar® beige

2. **Interior Skin:** 27 gauge (.016", (.40 mm) minimum) interior steel face sheet with stucco texture, shallow U-ribbed. Color: white

2.03 Related Door Components

A. **End Stiles:** Galvanized steel. Attachment hardware to have pre-punched holes.

1. 18 gauge (.045", (1.14 mm) minimum) single end hinge style.

2. 16 gauge (.056", (1.42 mm) minimum) double end hinge style.

B. **Hinge and Roller Assemblies:** Hinges and brackets to be 14 gauge (.070", (1.78 mm) minimum) galvanized steel.



1. Ten-ball steel rollers to be full-floating ball bearing in case hardened steel races and rollers to fit the taper of the track.
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C. Hinge Back-up Plate: 19 gauge (.034", (.86 mm) minimum) galvanized steel.

1. Located at the top and bottom on the inside of each section.
2. 2" (50.8 mm) x 3" (76.2 mm) plates spaced at 44" (1.12 m) O.C.

2.04 Insulation

A. 1-3/4" Foamed- In-Place Polyurethane: R-value = 15.05, U-value = .066

2.05 Tracks

A. Horizontal Track: To be 14 gauge (.075", (1.91 mm) minimum) galvanized steel reinforced with 13 gauge (.085", (2.16 mm) minimum) galvanized steel angles.

B. Rolled Galvanized Steel (select one): Standard lift track, vertical lift track, high lift track, follow-the-roof slope track, low headroom track provide: 2" (50.8 mm) or 3" (76.2 mm) as required.

C. Vertical Tracks: To be 16 gauge (.060", (1.52 mm) minimum) galvanized steel, tapered and mounted for wedge type closing.

D. Mounting: Interior face mounted on a prepared surface.

E. Track Mounting (select one):

1. **Bracket Mounting:** Galvanized steel mounting brackets 12 gauge (.101", (2.57 mm) minimum) thick for wood jambs.
2. **Continuous or Reverse Galvanized Steel Angle Mounting:** 12 gauge (.101", (2.57 mm) minimum) angle for steel jambs; splice plates 12 gauge (.101", (2.57 mm) minimum).

2.06 Spring Counterbalance

A. Springs: Shall be torsion type, low stress, helically wound, oil-tempered spring on a galvanized steel tube or solid steel shaft. Wire to provide 10,000 cycles minimum.

1. 25,000 cycles
2. 50,000 cycles
3. 100,000 cycles

B. Cable Drums: Die cast aluminum.

C. Cable: Pre-formed galvanized steel aircraft cable to provide a minimum of a 7:1 safety factor.

2.07 Operation

A. Operation Shall Be: Manual push-up, chain hoist, or motor operated.

B. For Manual Operation: Requiring maximum exertion of the greater of 5% of door weight or 25 lbs. (111.2 N) force to open. Use pull rope supplied.

C. Inside and outside roll-grip handle.

2.08 Weather-stripping

A. Section Joint Seal Tape: Neoprene foam seal, one-piece full length between joint of sections.

B. Field Installed Jamb/Header Weather-stripping: Extruded vinyl, placed in moderate contact with outside of door sections.



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2.09 Bottom Sections

- A. **Astragal Retainer:** Full length of section, .040" (1.02 mm) aluminum.
- B. **Astragal:** 3-1/2" (88.9 mm) co-extruded U-shaped flexible PVC vinyl.
- C. **Step Plate / Lift Handle:** Horizontal steel step plate / lift handle to be located on bottom section.

2.10 Locking

- A. Inside spring loaded slide bolt lock on end stile to securely engage slot in track.
 - 1. Optional – Four point cylinder lock with L-handle and a single lock bar.

2.11 Options

- A. **Removable Mullions:** 2" (50.8 mm) Carry-away or Roll-away up to 14' (4.267 m) high.

B. Glazing:

1. Window Size (select one):

- a. 24" x 8" (610 mm x 203 mm)
- b. 24" x 12" (610 mm x 305 mm)*

*Some restrictions apply. Consult Commercial Information Assistance

2. Frame to be rigid PVC.

a. Glass Available:

- 1. 1/2" Insulated glass
- 2. 1/2" Insulated Tempered glass
- 3. 1/4" wire glass

3. Full View Aluminum Sash

a. Glass Available:

- 1. 1/2" Insulated glass
- 2. 1/2" Insulated Tempered glass
- 3. 1/8" DSB
- 4. 1/8" Tempered
- 5. 1/8" Plexiglass
- 6. 1/4" Polycarbonate

PART 3 EXECUTION

3.01 Examination

- A. Verify that dimensions are correct and project conditions are suitable for installation. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 Installation

- A. **Installation:** To be by an authorized Clopay representative and in accordance with manufacturer's instructions and standards.
- B. Submit manufacturer's product data and sectional upward acting door. Include both published data and any specific data prepared for this project.

Note to Specifiers: Please reference Ideal Door® model C7X17.



BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895



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June 4, 2018

Ms. Jeanie Bourke
Code Enforcement Office
389 Congress Street
Portland, Maine 04101

Project: Multi-Tenant Commercial Building
Location: 314 Presumpscot Street
Owner: 320 P Street, LLC (Matt Flaherty)
Mailing Address: 91J Auburn Street Portland, ME 04103
Telephone: 207-221-3331

Dear Jeanie:

Please find attached a complete package of plans, documents and application for the construction of a 9,000 square foot building for 230 P Street, LLC. The Owner Matt Flaherty, who also owns Casco Bay Electric, will be occupying one of three units in the building. The other two units will be leased out to small service companies.

This permit application is for the building shell, tenant dividing walls, offices, and bathrooms with the following work included: site work, foundation, masonry, concrete slab on grade, insulated steel building, pass doors, overhead doors, plumbing, heating, electrical, and a fire alarm system. The heating system shall consist of propane gas fired unit heaters, which will be piped and metered separately. The offices will be heated and cooled with mini-split heat pumps. Separate permits shall be required for the following: electrical, plumbing, heating, and fire alarm.

The building is a 9,000 s.f. pre-engineered, metal building manufactured by Package Steel Systems, Inc. located in Sutton, MA. The building is a single story building with a high eave height of 24'-0" with a standing seam roof, which pitches to the rear. The building does not require a sprinkler system or fire alarm system, but will have a complete fire alarm system installed, which will be monitored.

The building has been designed to meet the following codes: MUBEC, IBC 2015, NFPA 101, and NFPA 1. A Code Analysis can be found on the top of sheet A-2 Life Safety Plan.

This project has received planning department approval with all conditions having been met. Please be advised that all plans and documentation we are submitting, show an address of 314 Presumpscot Street. We have just been advised by Christian Roadman the address may actually be 320 Presumpscot Street, which does not come up in the location section of the new permit application, on line.

If you have any questions regarding this project, please feel free to contact me at my office, 892-9800.

Sincerely,

James I. Biskup
President



BISKUP CONSTRUCTION, INC.

16 DANIELLE DRIVE WINDHAM, MAINE 04062

TEL. (207) 892-9800 FAX (207) 892-9895



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June 4, 2018

Jason Grant
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101

Project: Multi-Tenant Commercial Building
Location: 314 Presumpscot Street
Owner: 320 P Street, LLC
Contact: Matt Flaherty
Mailing Address: 91J Auburn Street Portland, ME 04103
Telephone: 207-221-3331

Contractor: Biskup Construction, Inc.
Contact: Jim Biskup
Address: 16 Daniella Drive Windham, Maine 04062
Telephone: 207-892-9800
Email: jim@biskupconstruction.com

Design Professional: J.M. Streeter Architectural Engineer
Contact: James Streeter
Address: 66 Garsoe Dive Portland, Maine 04103
Telephone: 207-229-2355
Email: jstreeter@accruent.com

Project Description: 9,000 s.f. pre-engineered steel building for multi-tenant commercial use. The Owner's company Casco Bay Electric will be Occupying unit #3. Tenants have not been found for the other two Units, at this time.

Sprinkler System: Not required
Fire Alarm System: The Owner will be installing a complete fire alarm system

Notes:

The code analysis can be found on the top of sheet A-2 Life Safety Plan. Separate permits shall be required for the following: fire alarm, electrical, plumbing, and heating.

Please be advised that all plans and documentation we are submitting, show an address of 314 Presumpscot Street. We have just been advised by Christian Roadman the address may actually be 320 Presumpscot Street, which does not come up in the location section of the new permit application on-line.



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

07/23/2018

The key to success starts with a solid foundation.

ENGINEERING | EXPLORATION | EXPERIENCE

Geotechnical Report

*Industrial Development
314 Presumpscot Street, Portland, Maine*



Client

Attn: Peter Biegel
Land Design Solutions
PO Box 316
Cumberland, Maine 04021

Project #: 16239

Date: 11/11/16



145 Lisbon Street (PO Box 7216) Lewiston, Maine 04243 | (207) 576-3313

173 Pleasant Street Rockland, Maine 04841 | (207) 318-7761

www.summitgeoeng.com

07/23/2018

November 11, 2016
Summit #16239

Attn: Peter Biegel
Land Design Solutions
PO Box 316
Cumberland, Maine 04021

Reference: Geotechnical Engineering Services
Industrial Development – 314 Presumpscot Street, Portland, Maine

Dear Mr. Biegel;

We have completed our geotechnical investigation for the proposed industrial development on Presumpscot Street in Portland, Maine. Our scope of services included performing three borings at the site and preparing this report summarizing our findings and geotechnical recommendations for the design of the new buildings.

The geotechnical considerations identified for development at this site include:

- Presence of assorted fill within the upper building footprint
- Presence of glacial marine clay and its susceptibility to softening, especially when wet
- Presence of glacial marine clay and its potential for settlement
- Presence of an existing 2H:1V slope and proposed 1.5H:1V slope along the northern and eastern sides of the upper site, respectively
- Presence of shallow groundwater within the eastern portion of the site

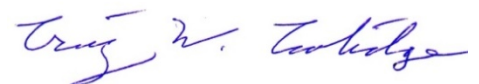
Discussion and recommendations for the identified geotechnical considerations are included in this report along with geotechnical recommendations for the building foundations. Our geotechnical evaluation is based on existing site conditions. We recommend Summit Geoengineering Services (SGS) be notified if plans or elevations for the development change significantly.

We appreciate the opportunity to serve you during this phase of your project. If there are any questions or additional information is required, please do not hesitate to call.

Sincerely yours,
Summit Geoengineering Services



Erika Stewart, E.I
Geotechnical Engineer



Craig W. Coolidge, P.E.
Vice President
Principal Engineer

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Boring Logs, Photograph Logs.....Appendix B

Slope Stability Analysis.....Appendix C

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1.0 Project and Site Description

Summit Geoengineering Services (SGS) was asked by Land Design Solutions to conduct a geotechnical investigation for an industrial development being proposed at 314 Presumpscot Street in Portland. We understand the project consists of constructing 2 new industrial buildings for Jakes Development, Inc. The buildings will consist of single-story structures with footprints of approximately 8,250 square feet (upper building) and 1,600 square feet (lower building). We understand the upper building has a proposed finish floor elevation of 62.5 feet and the lower building has a proposed finish floor elevation of 48 feet.

The site currently includes mixed development of buildings, trailers, pavement, and landscape. Based on Site Plan C-301 provided by Land Design Solutions, existing grades at the site range from elevation 62 to 43 feet. The upper building is located above and adjacent to an existing 2H to 1V slope. A constructed slope of 1.5H to 1V with a height of approximately 14 feet will separate the upper building and lower buildings. Existing grades within the upper building footprint range from elevation 57 to 62 feet, requiring cuts of 0.5 feet and up to 5.5 feet of fill. Existing grades within the lower building footprint range from elevation 44 to 49 feet, requiring cuts of 1 foot and up to 4 feet of fill.

2.0 Explorations

Summit Geoengineering Services (SGS) observed the subsurface conditions at the site by the drilling of three borings on November 3, 2016 using a rubber track mounted Power Probe 9500 VTR. Borings were advanced using 2 ¼-inch hollow stem augers to a depth of refusal, encountered at 13.5 to 18.1 feet. Soils were visually classified (ASTM D2488) using SPT split spoon sampling (ASTM D1586).

Borings were approximately located in the field by Summit relative to existing site features. The locations of the borings are shown on the Test Boring Location Plan in Appendix A. Boring logs and a photograph log are provided in Appendix B.

3.0 Subsurface Conditions

The subsurface conditions generally consist of **assorted fill** overlying **glacial marine deposit** overlying **glacial till** overlying **bedrock**, encountered at a depth of 13.5 to 18.1 feet. A thin **topsoil** layer is present at the ground surface in boring B-3. **Granular fill** was encountered at the surface of borings B-1 and B-2. **Groundwater** was observed at depths of 5 to 17 feet below the ground surface, elevation 39 to 44 feet. The subsurface conditions are further described as follows:

3.1 Soil Layers

Topsoil is present at boring B-3 and is six inches in thickness. The topsoil consists of dark brown silt with rootlets and is visually classified as ML in accordance with the Unified Soil Classification System (USCS). The topsoil is considered very soft and moist.

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Granular Fill is present at the surface of borings B-1 and B-2 and is six inches in thickness. The granular fill consists of brown sand with some gravel to gravelly sand with little silt and is visually classified as SP-SM in accordance with the USCS. The fill is considered compact and damp.

Assorted Fill is present beneath the granular fill in borings B-1 and B-2 to depths of 10.5 feet and 4 feet, respectively. The assorted fill consists of brown silty sand interlayered with gray silty clay (reworked glacial marine) and trace brick and concrete. The silty sand contains little gravel, trace brick and concrete, and is visually classified as SM in accordance with the USCS. The silty clay contains little sand and gravel and is visually classified as CL in accordance with USCS. The assorted fill is considered loose/firm to compact and damp. Based on observed blow counts during split spoon sampling, the assorted fill is considered to contain occasional localized voids.

Glacial marine deposit is present beneath the assorted fill in boring B-1 and B-2, and beneath the topsoil in boring B-3. The glacial marine deposit consists of olive brown to gray and slightly mottled fine sand with silt, silty clay, and clayey silt and is visually classified as SM, CL, and ML in accordance with the USCS. The glacial marine deposit is considered soft to firm/loose and damp to moist. Pocket penetrometer tests performed in the field on the silty clay in boring B-2 indicate an unconfined compressive strength ranging from 500 to 2,000 psf, and averaging 1,200 psf.

Glacial till is present beneath the glacial marine deposit. The glacial till generally consists of olive brown and mottled sand with some to little silt, gravel, and cobbles and is visually classified as SM in accordance with the USCS. The glacial till is considered compact to dense and wet.

3.2 Bedrock

Refusal on bedrock was encountered in the borings at a depth range of 13.5 to 18.1 feet, approximate elevations 30.5 to 43 feet. Bedrock outcrops were visible to the south of the existing driveway. Visual inspection of the rock and mapping by the Maine Geological Survey indicate bedrock at the site is Devonian granite and granite gneiss, consisting of fine to medium-grained biotite-muscovite granite with minor garnet.

3.3 Groundwater

Groundwater was encountered at an approximate elevation of 43 feet at the site. Based on observed conditions, we anticipate groundwater is flowing west to east across the site with a gradient from approximately 46.5 to 42 feet. Groundwater is generally present at the surface of the glacial till. Mottled coloring indicates seasonal perched water and/or groundwater may fluctuate in the glacial till during wet periods.

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4.0 Geotechnical Evaluation

The geotechnical considerations for development of the site include the presence of an existing 2H:1V slope along the northern edge of the site and a proposed 1.5H:1V slope between the upper and lower sites. The geotechnical considerations for development of the upper site include the presence of assorted fill within the proposed building footprint with the potential for localized voids and debris (brick & concrete), as well as the presence of glacial marine clay with susceptibility to settlement and/or softening. The geotechnical considerations for development of the lower site include the presence of shallow groundwater and glacial marine silt with the potential for disturbance, especially when wet. With proper site preparation, the new buildings can be supported using conventional spread footings with slab-on-grade foundations.

5.0 Geotechnical Design Recommendations

5.1 Bearing Capacity & Settlement

Based on the layout of the proposed buildings and finish floor elevations referenced in this report, we recommend that the building foundations be designed using an allowable bearing pressure of 4,000 psf. Total settlement associated with the above bearing pressure is estimated to be ½ inch or less. The bearing pressure and associated settlements are based on the following conditions:

- All existing topsoil is removed prior to placing fill or constructing footings.
- Finish floor elevation of 62.5 feet for the upper building and finish floor elevation of 48 feet for the lower building with maximum fill heights of 4.5 feet within the building footprints. Fill placed within the building footprint should consist of compacted Structural Backfill, as described in Section 5.4.
- Dry, granular subgrade is proof-rolled prior to placing Structural Backfill or constructing footings. Proof rolling should consist of a minimum of five passes in a north-south direction and then five passes in an east-west direction using a vibratory roller or plate compactor. Proof rolling of wet or cohesive subgrade is not recommended.
- Subgrade soils that become softened or disturbed in the base of excavations are over excavated and stabilized using 6 to 12 inches of crushed stone overlying geotextile fabric, such as Mirafi 500x or equivalent, for separation.
- If voids or pockets of construction debris (brick, concrete, etc.) are encountered during footing excavations in the assorted fill, we recommend the geotechnical engineer be notified to evaluate the suitability of materials for foundation subgrade. Material removal and replacement with Structural Backfill or crushed stone may be necessary, as deemed appropriate by the geotechnical engineer.

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5.2 Foundation Design Parameters

We recommend the following geotechnical design parameters be used for foundation design:

PARAMETER	STRUCTURAL FILL	ASSORTED FILL	GLACIAL MARINE
Total Natural (moist) Unit Weight (γ_t)	130 pcf	125 pcf	120 pcf
Saturated (buoyant) Unit Weight (γ_s)	68 pcf	58 pcf	58 pcf
Friction Coefficient (f)	0.55	0.50	0.35
Passive Earth Pressure Coefficient (K_p)	3.54	3.25	--
At Rest Earth Pressure Coefficient (K_o)	0.44	0.47	0.50
Active Earth Pressure Coefficient (K_a)	0.28	0.31	--
Effective Friction Angle (ϕ)	34 ⁰	32 ⁰	0 ⁰
Undrained Shear Strength (S_u)	0	0	600 psf

5.3 Frost Protection

Exterior footings should be constructed at a minimum depth of 4 feet below finished grade for frost protection. This frost protection depth is based on a design air-freezing index of 1,190-degree days for the Portland area. We recommend exterior and interior portions of foundation elements are backfilled with Foundation Backfill.

Foundation Backfill should have a maximum particle size limited to 6 inches and the portion passing a 3-inch sieve should meet the following gradation specification:

FOUNDATION BACKFILL	
Sieve Size	Percent finer
¼ inch	25 to 100
No. 40	0 to 50
No. 200	0 to 7

Reference: MDOT Specification 703.06, Type E (2014)

Foundation Backfill should be placed in 6 to 12 inch lifts and compacted to 95 percent of its maximum dry density determined in accordance with ASTM D1557.

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5.4 Building Slabs

We recommend building slabs be constructed on a minimum 12-inch thick layer of Structural Backfill. Structural Backfill should have a maximum particle size limited to 6 inches and the portion passing a 3-inch sieve should meet the following gradation specification:

STRUCTURAL BACKFILL	
Sieve Size	Percent finer
¾ inch	0 to 70
No. 200	0 to 10

Reference: MDOT Specification 703.20, Gravel Borrow (2014)

Structural Backfill should be placed in 6 to 12 inch lifts and compacted to 95 percent of its maximum dry density determined in accordance with ASTM D1557. Additional fill required beneath the slab and fill required to meet finished grades within the building footprint should consist of compacted Structural Backfill.

The coefficient of subgrade reaction, k (per 12-inch plate) applies to the design of reinforced concrete foundations over soil. For the conditions described above, the slab can be designed using a coefficient of subgrade reaction 200 tons/ft³.

We recommend granular subgrade be proof-rolled prior to placement of Structural Backfill. Proof rolling should consist of a minimum of five passes in a north-south direction and then five passes in an east-west direction using a vibratory roller or plate compactor, where access is permitted. Proof rolling of wet or cohesive subgrade is not recommended.

5.5 Groundwater Control

Due to presence of shallow groundwater in the lower portion of the site and the gradient in the existing slope between the upper and lower sites, groundwater may be present in hillside cuts for the lower building. Based on this, we anticipate groundwater may be present along exterior foundations of the lower building during wet periods or from runoff and snowmelt. At a minimum, we recommend perimeter underdrains be installed along the exterior foundation walls of the lower building. Perimeter underdrains are not strictly necessary for the upper building. Further, we recommend exterior grades be sloped away from both building footprints to reduce runoff water from infiltrating the foundation backfill soils.

Perimeter underdrains, where used, should consist of 4 inch rigid perforated PVC placed adjacent to the exterior footings and surrounded by a minimum of 6 inches of crushed stone wrapped in filter fabric to prevent clogging from the migration of the fine soil particles in the foundation backfill soils. The underdrain pipe should be outlet to a location where it will be free flowing.

Where exposed at the ground surface, the ends of pipes should be screened or otherwise protected from entry and nesting of wildlife, which could cause clogging.

5.6 Seismic Design

The soils at the site are categorized as Site Class D in accordance with ASCE 7-10, as referenced by the International Building Code. The following seismic site coefficients should be used:

SUBGRADE SITE SEISMIC DESIGN COEFFICIENTS – ASCE 7-10	
Seismic Coefficient	Site Class D
Short period spectral response (S_S)	0.241
1 second spectral response (S_1)	0.078
Maximum short period spectral response (S_{MS})	0.386
Maximum 1 second spectral response (S_{M1})	0.188
Design short period spectral response (S_{DS})	0.257
Design 1 second spectral response (S_{D1})	0.125

5.7 Global Stability

Global stability analysis was performed for two cross sections at the site using Slide 6.0 stability software. Cross section A-A was modeled west to east through borings B-2 and B-3 for a proposed slope of 1.5 horizontal to 1 vertical located on the east side of the upper building. Cross section B-B was modeled south to north through boring B-1 for the existing slope of 2 horizontal to 1 vertical located on the north side of the upper building. Results of the stability analysis are included in Appendix C. The following conditions were used for our global stability analysis:

Stability Analysis

- Stability analysis was performed for circular (rotational) analysis using Bishop Simplified.
- Sensitivity analysis using peak ground acceleration 0.16g for earthquake seismic loading.
- Sensitivity analysis for groundwater fluctuations of 2.5 feet from observed levels.
- Factors of safety based on a surcharge load of 250 pounds per square foot.

Loading Conditions

- Uniform Surcharge Load: 250 psf
- Peak Ground Acceleration (80% of PGA_M per ASCE 7-10, Site Class D): 0.16g

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Results of the global stability analysis are summarized on the following table below:

GLOBAL STABILITY ANALYSIS SUMMARY TABLE		
Condition	FS Static Conditions	FS Seismic $PGA_M = 0.16^*$
Cross section A-A	1.7	1.2
Cross section B-B	1.6	1.2

*Factor of Safety Range based on Sensitivity Analysis

6.0 Earthwork Considerations

The site should be stripped and grubbed of all topsoil and organic matter prior to placing fill. Foundation Backfill and Structural Backfill should be placed in 6 to 12 inch lifts and be compacted to a minimum of 95 percent of their maximum dry density, determined in accordance with ASTM D1557, Modified Proctor Density.

The glacial marine deposit may be susceptible to disturbance when wet. If subgrade softening occurs during construction, we recommend the base of the subgrade be over-excavated and replaced with 6 to 12 inches of crushed stone overlying geotextile fabric such as Mirafi 500x or equivalent. Crushed stone should be should be tamped to lock the stone structure together.

Trace pieces of brick and concrete encountered during sampling at the upper building site along with occasional loose pockets indicate the assorted fill may contain some construction debris and/or voids. The extent of debris and/or voids is unknown. If voids or sizable pockets of construction debris (brick, concrete, etc.) are encountered during footing excavations, we recommend the geotechnical engineer be notified to evaluate the suitability of materials for foundation subgrade. Material removal and replacement with Structural Backfill or crushed stone may be necessary, as deemed appropriate by the geotechnical engineer.

Based on the proposed finish floor elevations and assumed footing depths, we expect groundwater to be below footing depths in both buildings. Depending on the depth and timing of excavations at the base of the existing slope, groundwater, seasonal water, and/or runoff may be present and dewatering may be required. We believe that shallow sumps and conventional submersible pumps will be sufficient to control it during construction. Diversion and control of surface water should be performed to prevent water flow from adjacent wet areas or from rain or snowmelt from entering the excavations. The contractor should furnish, install, operate, maintain, and remove temporary dewatering systems to control groundwater to permit construction in-the-dry.

General excavations and utility trenching below 4 feet should be sloped no greater than 1H to 1V (OSHA type B) for native glacial marine silt-clay and no greater than 1.5H to 1V (OSHA type C) for

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granular soils (existing and imported fill, glacial till) and/or below groundwater. These slopes are based on the current OSHA Excavation Guidelines.

We recommend that a qualified geotechnical consultant be retained to monitor and test soil materials used during construction and confirm that soil conditions and construction methods are consistent with this report.

7.0 Closure

Our recommendations are based on professional judgment and generally accepted principles of geotechnical engineering and project information provided by others. Some changes in subsurface conditions from those presented in this report may occur. Should these conditions differ materially from those described in this report, SGS should be notified so that we can re-evaluate our recommendations.

It is recommended that this report be made available in its entirety to contractors for informational purposes and be incorporated in the construction Contract Documents. We recommend that SGS be retained to review final construction documents relevant to the recommendations in this report.

We appreciate the opportunity to serve you during this phase of your project. If there are any questions or additional information is required, please do not hesitate to call.



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

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APPENDIX A
SITE LOCATION MAP
TEST BORING LOCATION PLAN
GEOLOGICAL MAPPING



PLAN REFERENCE

AERIAL IMAGE (2012) OBTAINED FROM
MAINE OFFICE OF G.I.S. WEBSITE

07/23/2018

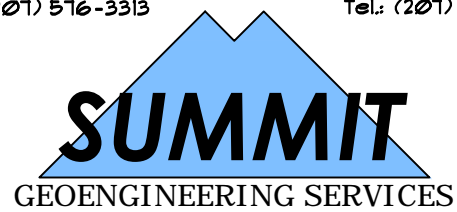


LOCATION MAP
INDUSTRIAL DEVELOPMENT
314 PRESUMPSCOT STREET - PORTLAND, MAINE
PREPARED FOR
LAND DESIGN SOLUTIONS

145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
Tel.: (207) 576-3313

173 PLEASANT STREET
ROCKLAND, ME 04841
Tel.: (207) 318-1161

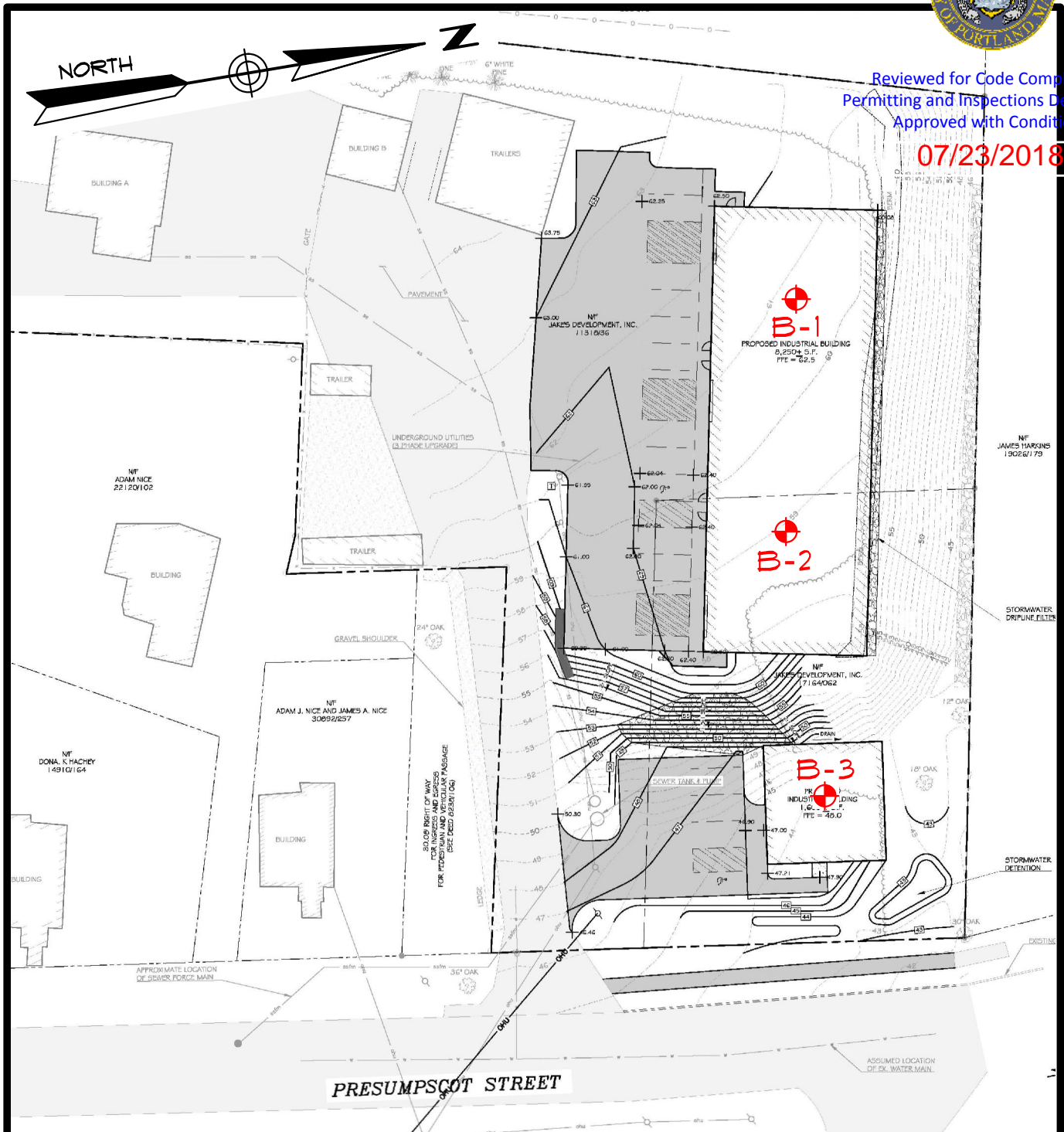
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JOB: 16239	SCALE: 1" = 300'	FILE: 16239 MAPS





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Permitting and Inspections Department
Approved with Conditions

07/23/2018



PLAN REFERENCE

"PROPOSED COMMERCIAL DEVELOPMENT, GRADING AND DRAINAGE PLAN", DATED SEPTEMBER 2016, PREPARED BY LAND DESIGN SOLUTIONS.

LEGEND



SUMMIT TEST BORING
(NOVEMBER 3, 2016)

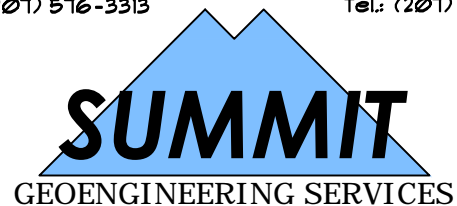
TEST BORING LOCATION PLAN INDUSTRIAL DEVELOPMENT

314 PRESUMPSCOT STREET - PORTLAND, MAINE

PREPARED FOR
LAND DESIGN SOLUTIONS

145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
Tel: (207) 576-3313

173 PLEASANT STREET
ROCKLAND, ME 04841
Tel: (207) 318-1161



DATE: 11-8-2016	DRAWN BY: KRF	CHECKED BY: CWC
JOB: 16239	SCALE: 1" = 50'	FILE: 16239 MAPS



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Permitting and Inspections Department
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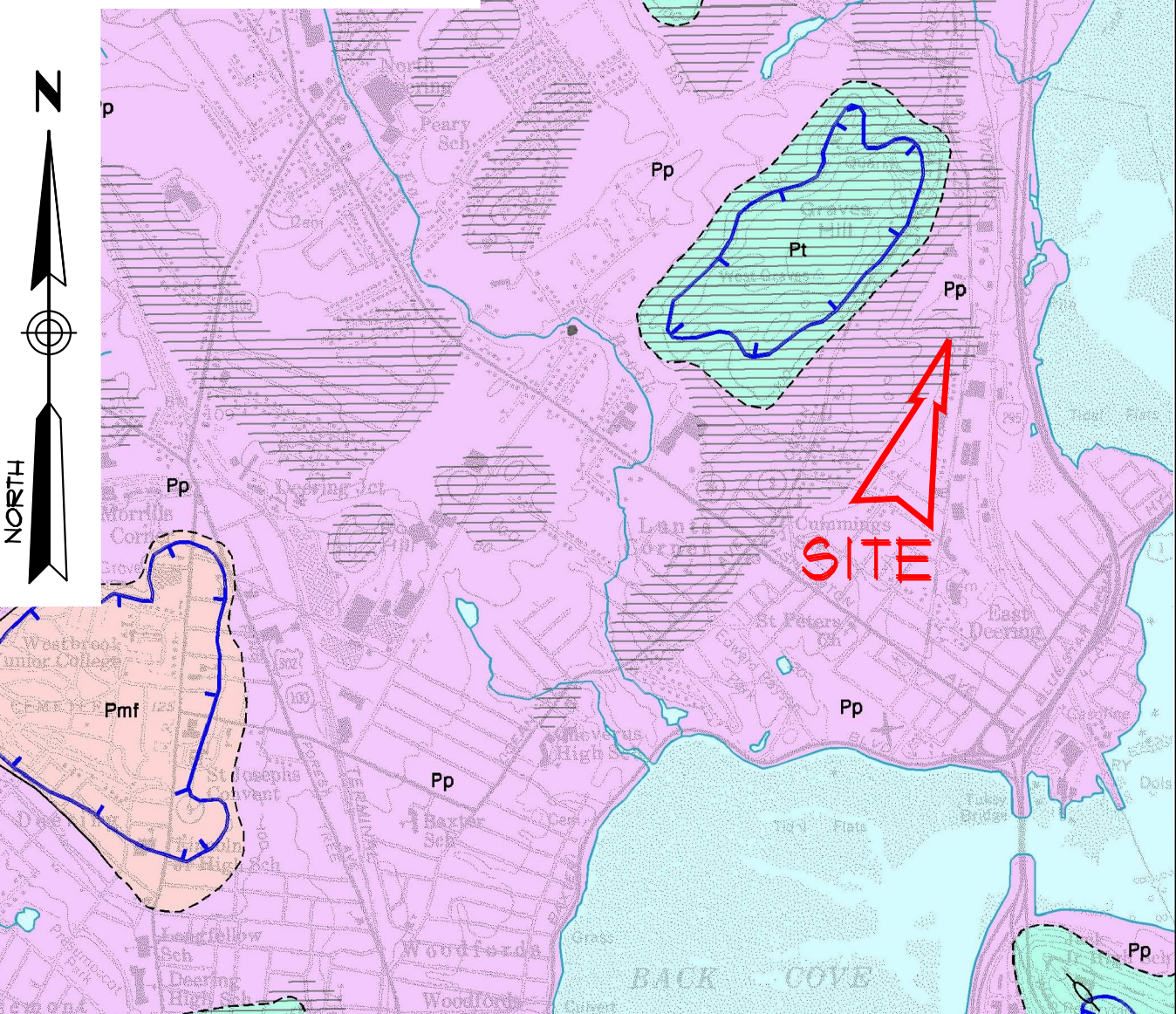
07/23/2018

PLAN REFERENCE

"SURFICIAL GEOLOGY" PORTLAND WEST
(7.5 MINUTE) QUADRANGLE, DATED 2008,
PREPARED BY MAINE GEOLOGICAL SURVEY

LEGEND

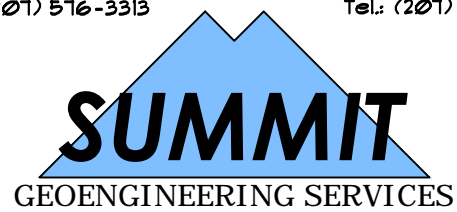
- Pp PRESUMPSCOT FORMATION
- Pt TILL
- AREA OF BEDROCK OUTCROPS



SURFICIAL GEOLOGY MAP
INDUSTRIAL DEVELOPMENT
 314 PRESUMPSCOT STREET - PORTLAND, MAINE
 PREPARED FOR
LAND DESIGN SOLUTIONS

145 LISBON ST. - SUITE 601
 LEWISTON, ME 04240
 Tel.: (207) 576-3313

173 PLEASANT STREET
 ROCKLAND, ME 04841
 Tel.: (207) 318-1161

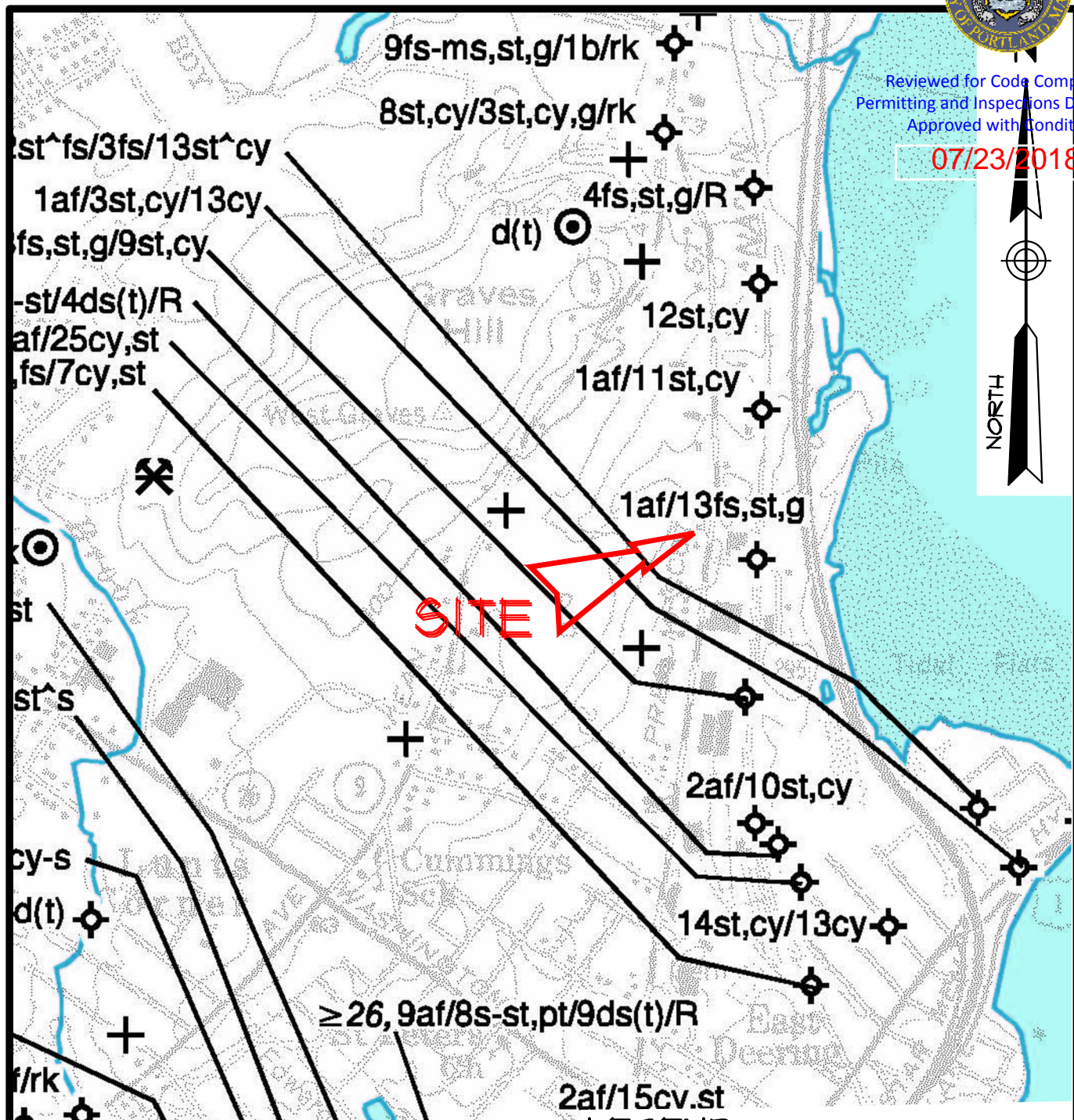
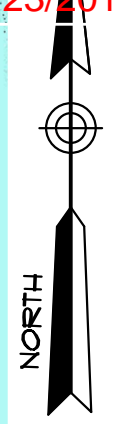


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JOB: 16239	SCALE: 1" = 2000'	FILE: 16239 MAPS



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07/23/2018



PLAN REFERENCE

"SURFICIAL MATERIALS" PORTLAND WEST
(7.5 MINUTE) QUADRANGLE, DATED 1999,
PREPARED BY MAINE GEOLOGICAL SURVEY.

LEGEND

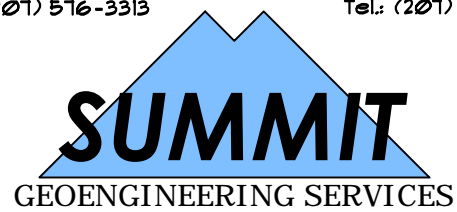
- + BEDROCK OUTCROP
- ⊗ TEST BORING WITH MATERIAL DATA
- ⊙ MATERIALS DATA FROM SHOVEL HOLE

SURFICIAL MATERIALS MAP INDUSTRIAL DEVELOPMENT

314 PRESUMPSCOT STREET - PORTLAND, MAINE
PREPARED FOR
LAND DESIGN SOLUTIONS

145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
Tel.: (207) 576-3313

173 PLEASANT STREET
ROCKLAND, ME 04841
Tel.: (207) 318-1161



DATE: 11-8-2016	DRAWN BY: KRF	CHECKED BY: CWC
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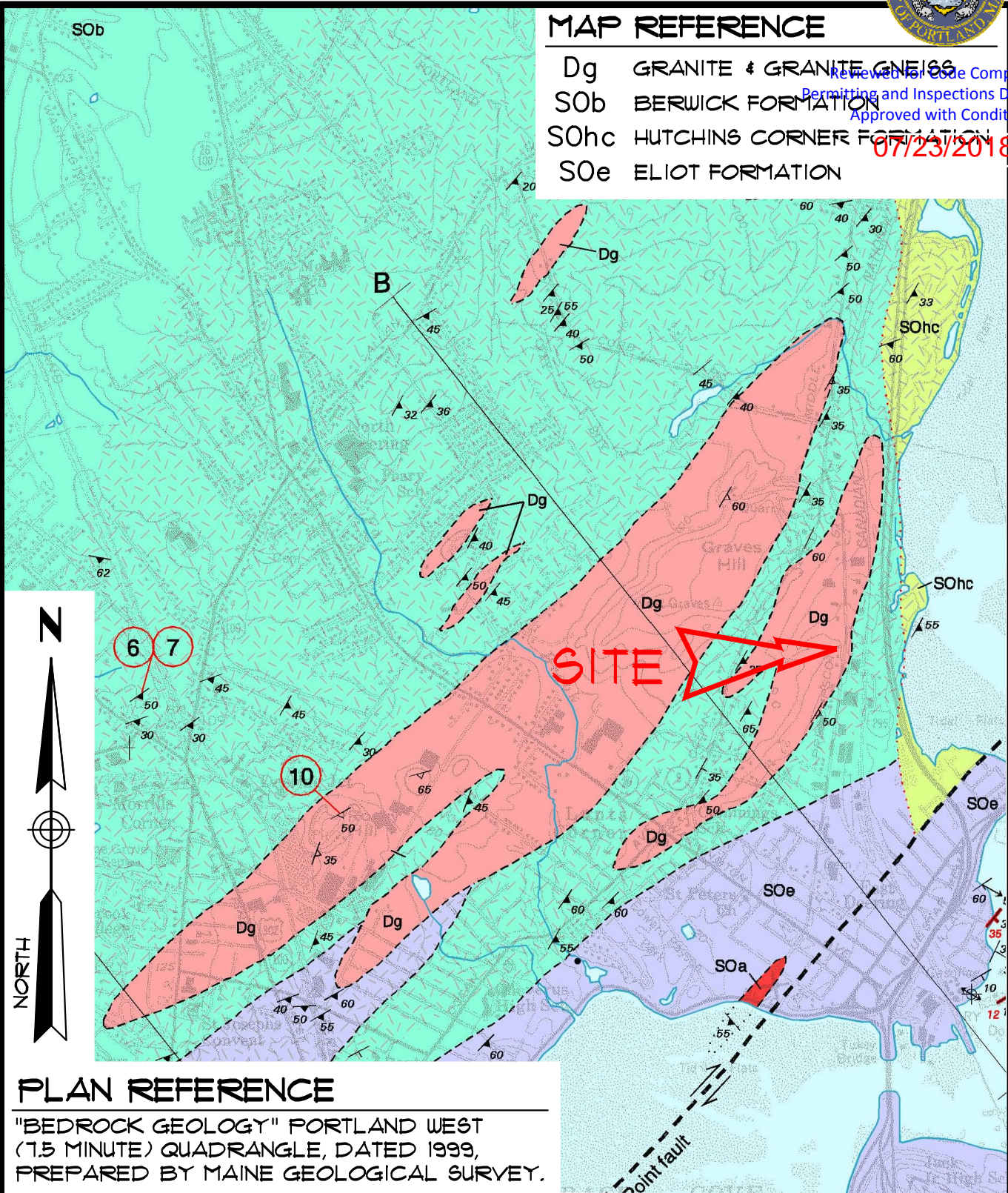


MAP REFERENCE

- Dg GRANITE & GRANITE GNEISS
- SOb BERWICK FORMATION
- SOhc HUTCHINS CORNER FORMATION
- SOe ELIOT FORMATION

Reviewed for Code Compliance
 Permitting and Inspections Department
 Approved with Conditions

07/23/2018



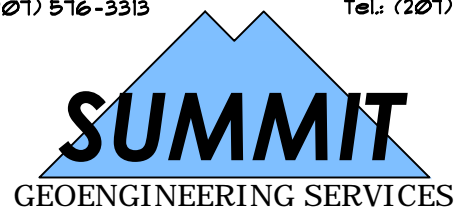
PLAN REFERENCE

"BEDROCK GEOLOGY" PORTLAND WEST
 (7.5 MINUTE) QUADRANGLE, DATED 1999,
 PREPARED BY MAINE GEOLOGICAL SURVEY.

BEDROCK GEOLOGY MAP
INDUSTRIAL DEVELOPMENT
 314 PRESUMPSCOT STREET - PORTLAND, MAINE
 PREPARED FOR
LAND DESIGN SOLUTIONS

145 LISBON ST. - SUITE 601
 LEWISTON, ME 04240
 Tel.: (207) 576-3313

173 PLEASANT STREET
 ROCKLAND, ME 04841
 Tel.: (207) 318-1161



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JOB: 16239	SCALE: 1" = 2,000'	FILE: 16239 MAPS



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Permitting and Inspections Department
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APPENDIX B
BORING LOGS
PHOTOGRAPH LOGS



SOIL BORING LOG

Boring #:
 Project #: 16239
 Sheet: Reviewed for Code Compliance
 Chkd by: Permitting and Inspections Department
 Approved with Conditions
 Date started: 11/3/2016 Date Completed: 11/3/2016 **07/23/2018**

Drilling Co: Summit Geoengineering Services
 Driller: Craig Coolidge, P.E.
 Summit Staff: Erika Stewart, E.I., Brett Deyling, P.E.

Project: Industrial Development
 Location: 314 Presumpscot Street
 City, State: Portland, Maine
 Boring Elevation: 61 feet +/-
 Reference: Grading & Drainage Plan provided by Land Design Solutions

DRILLING METHOD		SAMPLER	
Vehicle:	AMS	Length:	24" SS
Model:	9500 VTR	Diameter:	2"OD/1.5"ID
Method:	2-1/4" HSA	Hammer:	140 lb
Hammer Style:	Auto Drop	Method:	ASTM D1586

ESTIMATED GROUND WATER DEPTH			
Date	Depth	Elevation	Reference
11/3/2016	17 ft	44 ft	Measured in augers

Depth (ft.)	SAMPLER				Elev. (ft.)	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	blows/6"				
1	S-1	18/12	0 - 1.5	4		Brown SAND, some Gravel, little Silt, compact, damp, SP-SM		GRANULAR FILL
				12				
				19				
2				50/1"		Dark brown Silty SAND, little Gravel, compact, damp, SM		0.5' ASSORTED FILL
						(Spoon refusal on cobble at 1.5')		
3								
4						Olive gray Silty CLAY, little Sand and Gravel, firm, moist, CL		3'+/-
5								4.5'+/-
6	S-2	24/2	5 - 7	5		Dark brown Silty SAND, little Gravel, trace brick, loose, SM		
				5				
				4				
7				3				
8						Cobble at 7.5'		
9								
10								9.5'+/-
11	S-3	24/12	10 - 12	2		Light brown medium-fine SAND, trace Silt and Gravel, loose, damp, SP		
				4				
				3	50.5	Olive gray to brown fine SAND, some Silt, little Gravel, loose, damp, SM		10.5' GLACIAL MARINE DEPOSIT
12				4				
13								
14								
15								
16	S-4	22/22	15 - 16.8	1		Gray and slightly mottled fine SAND, some Silt, trace Clay and organics, loose/firm, damp, SM		
				3				
				13				
17				50/4"	44.5	Spoon refusal on cobble at 16.8'		16.5'+/-
18						Mottled brown Silty SAND, some to little Gravel, compact to dense, wet, SM	Water at 17'	GLACIAL TILL
19					42.9	End of Exploration at 18.1', Auger Refusal on Bedrock		18.1' BEDROCK
20								
21								
22								

Granular Soils		Cohesive Soils		% Composition ASTM D2487	NOTES: PP = Pocket Penetrometer, NE = None Encountered, N/A = Not Applicable, SSA = Solid Stem Auger, HSA = Hollow stem auger	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft	< 5% Trace 5-15% Little 15-30% Some > 30% With	Bedrock Joints Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200	Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
5-10	Loose	2-4	Soft			
11-30	Compact	5-8	Firm			
31-50	Dense	9-15	Stiff			
>50	V. Dense	16-30	V. Stiff			
		>30	Hard			



SOIL BORING LOG

Boring #:
 Project #: 16239
 Sheet: Reviewed for Code Compliance
 Chkd by: Permitting and Inspections Department
 Approved with Conditions

Drilling Co: Summit Geoengineering Services Boring Elevation: 59 feet +/-
 Driller: Craig Coolidge, P.E. Reference: Grading & Drainage Plan provided by Land Design Solutions
 Summit Staff: Erika Stewart, E.I., Brett Deyling, P.E. Date started: 11/3/2016 Date Completed: 11/3/2016 **07/23/2018**

DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH			
Vehicle:	AMS	Length:	24" SS	Date	Depth	Elevation	Reference
Model:	9500 VTR	Diameter:	2"OD/1.5"ID	11/3/2016	Caved at 12.5', moist		Measured in augers
Method:	2-1/4" HSA	Hammer:	140 lb				
Hammer Style:	Auto Drop	Method:	ASTM D1586				

Depth (ft.)	SAMPLER				Elev. (ft.)	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	blows/6"				
1	S-1	24/18	0 - 2	5		Gravelly SAND, little Silt, compact, damp, SP-SM		GRANULAR FILL
				6		Dark brown Silty SAND, little Gravel, compact, damp, SM		0.5' ASSORTED FILL
2				30		Concrete and brick pieces		1'
				12				2'
3						Dark brown Silty SAND, little Gravel, compact, damp, SM		
					55			4'+/- GLACIAL MARINE DEPOSIT
5	S-2	24/12	5 - 7	1		Gray Silty CLAY, some to little Sand, soft to firm, moist, CL	PP = 500 to 1,000 psf	
				2				
6				2				
				1				
7								
8								
9								
10								
	S-3	24/24	10 - 12	1		Gray Silty CLAY, little Sand, trace organics, soft to firm, moist, CL	PP = 1,000 to 2,000 psf	
11				2				
				3				
12				4				
					46.5	Denser drilling at 12.5'		12.5' GLACIAL TILL
13								
14								
15						Mottled brown Silty SAND, some to little Gravel, compact to dense, wet, SM		
	S-4	3/3	15 - 15.2	50/3"		End of Exploration at 18.1', Spoon and Auger Refusal on Bedrock		15.2' BEDROCK
16					43.8			
17								
18								
19								
20								
21								
22								

Granular Soils		Cohesive Soils		% Composition ASTM D2487	NOTES:	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft	< 5% Trace 5-15% Little 15-30% Some > 30% With	PP = Pocket Penetrometer, NE = None Encountered, N/A = Not Applicable, SSA = Solid Stem Auger, HSA = Hollow stem auger Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200	Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
5-10	Loose	2-4	Soft			
11-30	Compact	5-8	Firm			
31-50	Dense	9-15	Stiff			
>50	V. Dense	16-30	V. Stiff			
		>30	Hard			



SOIL BORING LOG

Boring #:
 Project #: 16239
 Sheet: Reviewed for Code Compliance
 Chkd by: Permitting and Inspections Department
 Approved with Conditions
 Date started: 11/3/2016 Date Completed: 11/3/2016 **07/23/2018**

Drilling Co: Summit Geoengineering Services Boring Elevation: 44 feet +/-
 Driller: Craig Coolidge, P.E. Reference: Grading & Drainage Plan provided by Land Design Solutions
 Summit Staff: Erika Stewart, E.I., Brett Deyling, P.E. Date started: 11/3/2016 Date Completed: 11/3/2016

DRILLING METHOD		SAMPLER		ESTIMATED GROUND WATER DEPTH			
Vehicle:	AMS	Length:	24" SS	Date	Depth	Elevation	Reference
Model:	9500 VTR	Diameter:	2"OD/1.5"ID	11/3/2016	5 ft +/-		Observed moisture content
Method:	2-1/4" HSA	Hammer:	140 lb	11/3/2016	2 ft		Measured open hole (Caved and pushed groundwater up)
Hammer Style:	Auto Drop	Method:	ASTM D1586				

Depth (ft.)	SAMPLER				Elev. (ft.)	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	No.	Pen/Rec (in)	Depth (ft)	blows/6"				
	S-1	24/12	0 - 2	WOH		Dark brown SILT, rootlets, very soft, moist, ML		TOPSOIL
1				1		Olive brown and slightly mottled Clayey SILT, trace organics, soft to firm, damp, ML		0.5'
2				3				GLACIAL MARINE DEPOSIT
3								
4								
5					40			
6	S-2	24/18	5 - 7	7		Olive brown and mottled SAND, some to little Gravel, little Silt, dense, wet, SM		4'+/-
7				12				GLACIAL TILL
8				20				
9				18				
10						Same as above, dense, wet, SM		
11	S-3	2/2	10 - 10.1	50/2"		Granite rock fragments in spoon tip (Spoon refusal on cobble at 10.1')		
12								
13								
14					30.5	End of Exploration at 13.5', Auger Refusal on Bedrock		13.5'
15								BEDROCK
16								
17								
18								
19								
20								
21								
22								

Granular Soils		Cohesive Soils		% Composition ASTM D2487	NOTES:	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency			
0-4	V. Loose	<2	V. soft	< 5% Trace 5-15% Little 15-30% Some > 30% With	PP = Pocket Penetrometer, NE = None Encountered, N/A = Not Applicable, SSA = Solid Stem Auger, HSA = Hollow stem auger Shallow = 0 to 35 degrees Dipping = 35 to 55 degrees Steep = 55 to 90 degrees Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches Gravel = < 3 inch and > No 4, Sand = < No 4 and >No 200, Silt/Clay = < No 200	Dry: S = 0% Humid: S = 1 to 25% Damp: S = 26 to 50% Moist: S = 51 to 75% Wet: S = 76 to 99% Saturated: S = 100%
5-10	Loose	2-4	Soft			
11-30	Compact	5-8	Firm			
31-50	Dense	9-15	Stiff			
>50	V. Dense	16-30	V. Stiff			
		>30	Hard			



PHOTOGRAPHIC LOG

Reviewed for Code Compliance
Permitting and Inspections Department

Approved with Conditions

07/23/2018

Client Name:

Land Design Solutions

Project No.

16239

Photo No. 1

Date: 11-3-2016

Site Location:

314 Presumpscot Street
Portland, Maine

Description:

Photograph of split
spoon sampling at
boring B-1.

**Photo No. 2**

Date: 11-3-2016

Site Location:

314 Presumpscot Street
Portland, Maine

Description:

Photograph of boring
B-2 location, facing
north.





PHOTOGRAPHIC LOG

Reviewed for Code Compliance
Permitting and Inspections Department

Approved with Conditions

Client Name:
Land Design Solutions

Project No.
16239

07/23/2018

Photo No. 3
Date: 11-3-2016

Site Location:
314 Presumpscot Street
Portland, Maine

Description:
Photograph of boring B-3 location next to existing slope. Slope is currently 2H:1V with proposed grading of 1.5H:1V.



Photo No. 4
Date: 11-3-2016

Site Location:
314 Presumpscot Street
Portland, Maine

Description:
Photograph of bedrock outcrops adjacent to driveway. Bedrock consists of gray granite and granite gneiss.





Reviewed for Code Compliance
Permitting and Inspections Department
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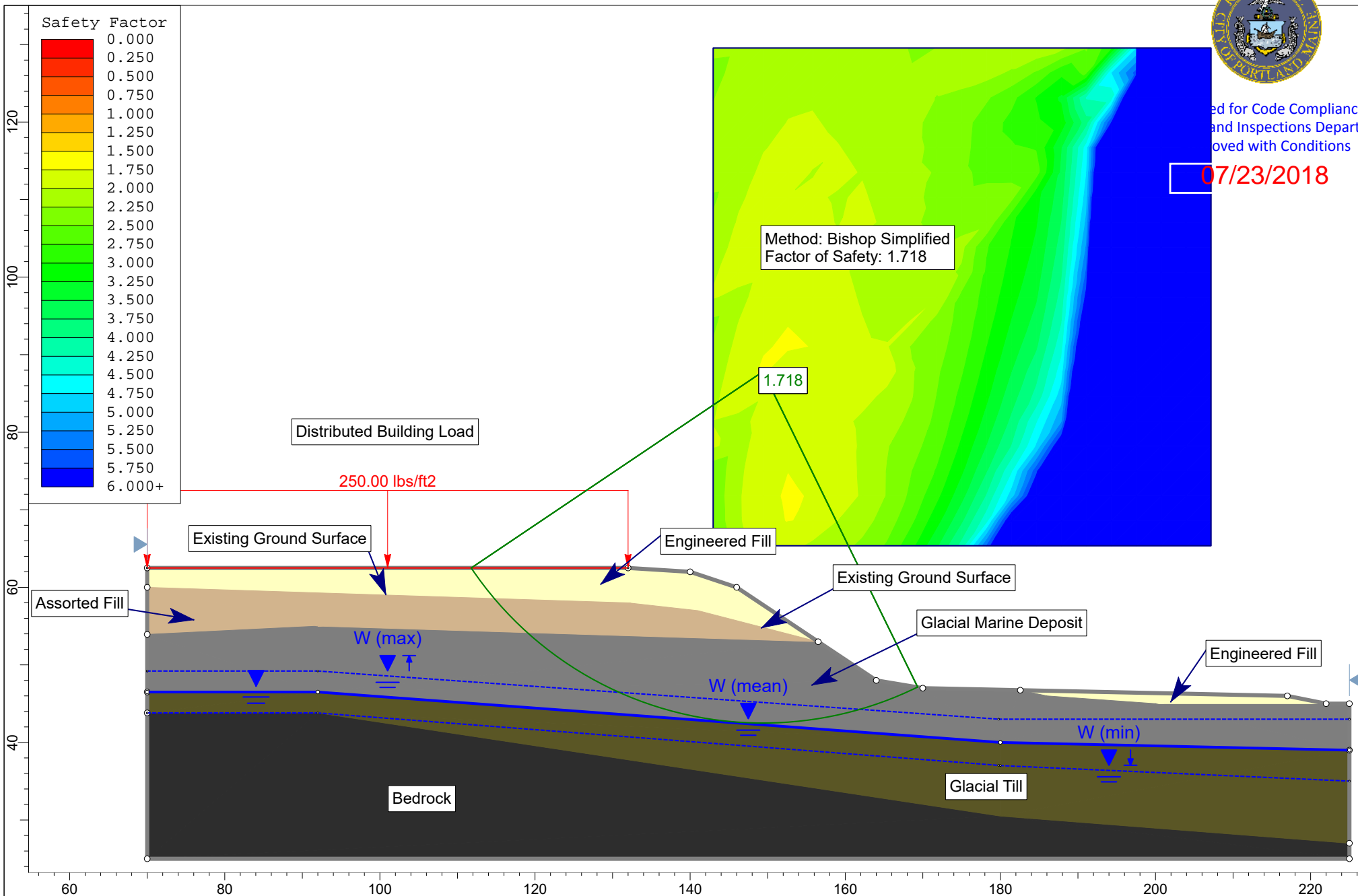
07/23/2018

APPENDIX C
SLOPE STABILITY ANALYSIS



Approved for Code Compliance
and Inspections Department
Approved with Conditions

07/23/2018



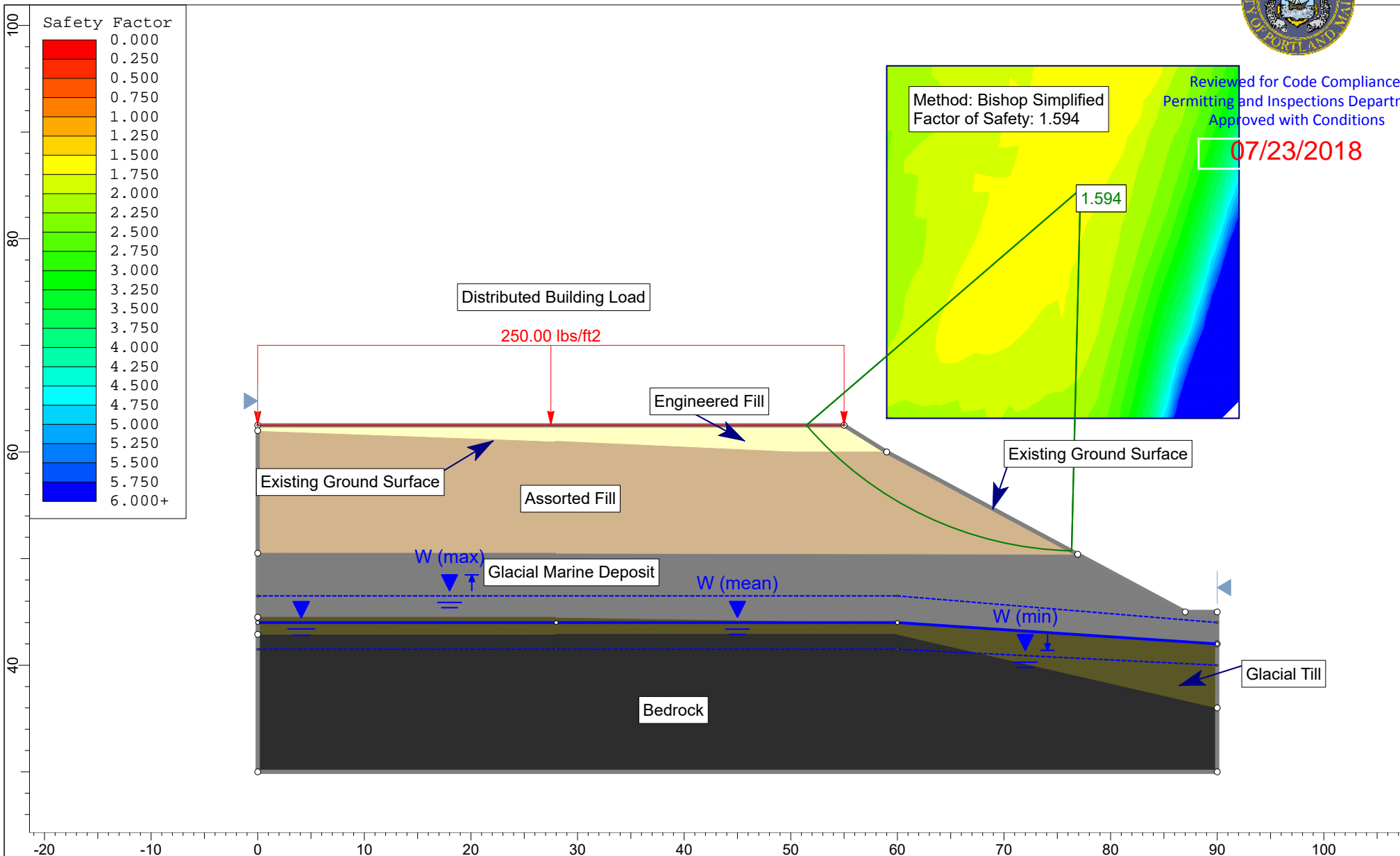
SLIDEINTERPRET 6.037

Project			
Industrial Development - 314 Presumpscot Street, Portland, Maine			
Analysis Description			
Cross Section A-A - Proposed 1.5H:1V Slope (West to East through boring B-2 & B-3)			
Drawn By	Erika Stewart, E.I.	Scale	1:200
Company	Summit Geoenengineering Services		
Date	11/9/2016, 4:59:59 PM	File Name	16239 Slope Stability - Section A-A.slim



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07/23/2018



	Project Industrial Development - 314 Presumpscot Street, Portland, Maine		
	Analysis Description Cross Section B-B - Existing 2H:1V Slope (South to North through Boring B-1)		
	Drawn By Erika Stewart, E.I.	Scale 1:150	Company Summit Geoen지니어ing Services
	Date 11/10/2016, 11:52:16 AM		File Name 16239 Slope Stability - Section B-B.slim

PRESUMPCOT STREET BUSINESS PARK

314 -316 Presumpscot Street, Portland, Maine



PLAN LIST

- BOUNDARY SURVEY
- C-100 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-101 SITE PLAN
- C-102 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C-103 SITE UTILITY PLAN
- C-104 LANDSCAPE PLAN
- C-200 EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
- C-201 SITE DETAILS
- C-202 SITE DETAILS
- C-203 SITE DETAILS
- A1 BUILDING FLOOR PLAN (SMALL BUILDING)
- A2 BUILDING ELEVATIONS (SMALL BUILDING)
- A1 BUILDING FLOOR PLAN (LARGE BUILDING)
- A2 BUILDING ELEVATIONS (LARGE BUILDINGS)

OWNER / DEVELOPER:
 JAKE'S DEVELOPMENT, INC.
 30 Ledgewood Drive
 Falmouth, ME 04104

SITE PLANNER & LANDSCAPE ARCHITECT:
 LAND DESIGN SOLUTIONS
 P.O. Box 316
 160 Longwoods Road
 Cumberland, Maine 04021
 (207) 439-1717

CIVIL ENGINEER:
 WALSH ENGINEERING ASSOCIATES, INC.
 One Karen Dr., Suite 2A
 Westbrook, Maine 04092
 (207) 553-9898

BUILDING DESIGNER & CONSTRUCTION MANAGER:
 BISKUP CONSTRUCTION, INC.
 16 Danielle Drive
 Windham, Maine 04062
 (207) 892-9800

SURVEYOR:
 CULLENBERG LAND SURVEYING
 892 Old Danville Road
 Auburn, Maine 04210

Submitted for Level II Site Plan Review
 November 30, 2017

CHART / BLOCK / LOT
 423-A-033, 20, 13 & 12

										LAND DESIGN SOLUTIONS LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021 tel: (207) 439-1717 APPLICANT & OWNER: JAKE'S DEVELOPMENT, INC. 30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04105		DESIGN: PBB DRAWN: DEPT. CHKD: PBB DATE: NOV. 2017 SCALE: AS NOTED		PROPOSED PRESUMPCOT STREET BUSINESS PARK 314-316 PRESUMPCOT STREET, PORTLAND, MAINE PLAN SET COVER SHEET		PROJ. NO. DWG. NO.		16-115 APPROVED SITE PLAN Subject to Conditions of Approval and Standards C-099	
REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.								



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Permitting and Inspections Department
Approved with Conditions

07/23/2018

**STATEMENT OF SPECIAL
CONSTRUCTION MONITORING**

**PROJECT: 314 PRESUMSCOTT ST
314 PRESUMSCOTT ST, PORTLAND ME**

**PERMIT APPLICANT: Biskup Construction Inc
APPLICANT'S ADDRESS: 16 Danielle Dr, Windham, ME 04062**

STRUCTURAL ENGINEER OF RECORD: Associated Design Partners, Inc

CONTRACTOR: Biskup Construction Inc

This Statement of Special Construction Monitoring is submitted as a condition for building permit issuance in accordance with Section 1704.0 of the 2009 International Building Code. It includes the Schedule of Special Construction Monitoring and Testing as applicable to this project. Also included is a listing of agents and other approved agencies to be retained for conducting the monitoring and testing applicable to this project.

The Special Construction Monitoring Coordinator shall keep records of all observations listed herein, and shall furnish field reports to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction, and to the Registered Design Professional of Record. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Registered Design Professional of Record. Interim reports shall be submitted to the Registered Design Professional of Record monthly, unless more frequent submissions are requested.

The Special Inspection program does not relieve the Contractor of his or her responsibilities. Job site safety is solely the responsibility of the Contractor. Materials and activities covered under the monitoring schedule are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

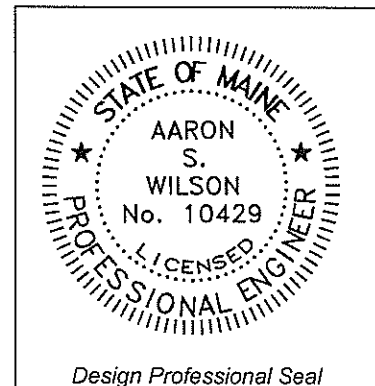
Aaron S. Wilson, P.E.

(type or print name)

Signature

6/6/18

Date



Design Professional Seal

Owner's Authorization:

Building Official's Acceptance:

Signature Date 7/20/18

Signature Date



SPECIAL CONSTRUCTION MONITORING AGENTS

07/23/2018

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

- Soils and Foundations
- Cast-in-Place Concrete
- Precast Concrete
- Masonry
- Structural Steel
- Cold-Formed Steel Framing
- Spray Fire Resistant Material
- Wood Construction
- Exterior Insulation and Finish System
- Mechanical & Electrical Systems
- Architectural Systems
- Special Cases

AGENT	FIRM	CONTACT INFORMATION
1. Engineer of Record	Associated Design Partners	80 Leighton Rd Falmouth ME 04105 Ph: 878-1751
2. Special Construction Monitoring Coordinator	Associated Design Partners	80 Leighton Rd Falmouth ME 04105 Ph: 878-1751
3. Field Monitor	S.W. Cole Engineering Inc	286 Portland Rd, Gray, ME 04039 Ph: 657-2866
4. Testing Agency	S.W. Cole Engineering Inc	286 Portland Rd, Gray, ME 04039 Ph: 657-2866
5. Other	Package Steel Systems Inc	15 Harback Rd Sutton, MA 01590 800-225-7242

Note: The construction monitoring agent and testing agency 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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Permitting and Inspections Department
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07/23/2018

QUALITY ASSURANCE FOR LATERAL SYSTEMS

Quality Assurance for Seismic Requirements

Seismic Design Category *B*
Quality Assurance Plan Required (Y/N) *N*

If seismic design category C, and plan is not required, explain:

Description of seismic force resisting system and designated seismic systems:

*CONCENTRIC STEEL BRACED FRAMES, ORDINARY STEEL MOMENT FRAME,
LIGHT FRAMED WOOD SHEARWALLS (AT MEZZANINE)*

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *118*
Quality Assurance Plan Required (Y/N) *N*

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility in accordance with section 1705.3, and 1706.3 of the 2003 IBC code.



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.

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07/23/2018

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** Pre-stressed 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



07/23/2018

TABLE 1 – SCHEDULE OF SPECIAL CONSTRUCTION MONITORING

MATERIAL / ACTIVITY	EXTENT of MONITORING (Continuous, Periodic, Other, Exempt, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.3 STEEL CONSTRUCTION					
1. Material Verification of high strength bolts, nuts, and washers.	a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Periodic	Provide inspection reports for field installed bolts to Agent 5 also.	3	
	b. Manufacturers Certificate of Compliance required.	Exempt	Fabricator to provide registration and approval Certificate per 1704.2.2.	5	
2. Inspection of High – Strength Bolting	a. Bearing type connections	Periodic	Provide inspection reports to Agent 5 also.	3	
	b. Slip – critical connections	None	No S-C connections in building		
3. Material Verification of structural steel	a. Identification marking to conform to ASTM standards specified in the contract documents.	Exempt	Fabricator to provide registration and approval Certificate per IBC 1704.2.2.	5	
	b. Manufacturers certified mill test Reports.	Other	Fabricator to provide registration and approval Certificate per IBC 1704.2.2.	5	
4. Material Verification of weld filler materials:	a. Identification marking to conform to AWS standards specified in the contract documents.	Exempt	Fabricator to provide registration and approval Certificate per IBC 1704.2.2.	5	
	b. Manufacturers Certificate of Compliance required.	Exempt	Fabricator to provide registration and approval Certificate per 1704.2.2. No Field Welding.	5	
5. Inspection of Welding – Structural Steel	a. Single Pass fillet welds < 5/16"	Exempt	Fabricator to provide registration and approval Certificate per 1704.2.2. No Field Welding.	5	
	b. Roof deck attachment	Periodic	Provide inspection reports to Agent 5 also.	3	
6. Inspection of Steel Frame Joint details for compliance with approved documents.	a. Bracing / moment frame connections	Periodic	Provide inspection reports to Agent 5 also.	3	
	b. Member locations	Periodic	Provide inspection reports to Agent 5 also.	3	
	c. Application of joint details at each connection.	Periodic	Provide inspection reports to Agent 5 also.	3	



07/23/2018

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.4 CONCRETE CONSTRUCTION					
1. Inspection of reinforcing steel, including placement.	Periodic		3		
2. Inspection of reinforcing steel welding	None	No welding of rebar specified in contract drawings			
3. Inspect bolts embedded into concrete prior to and during placement of concrete where allowable loads have been increased.	None	Allowable loads have not been increased for lateral loads.			
4. Verify concrete mix design(s)	Periodic	SER to review and approve mix design(s) prior to delivery. Field agent to verify delivery ticket matches approved mix design.	1,3		
5. Sample fresh concrete for strength tests, perform slump and air content tests, and determine temperature of concrete.	Continuous		3,4		
6. Inspection of concrete placement for proper techniques.	Continuous		3		
7. Inspection for maintenance of specified curing temperature and techniques.	Periodic		3		
1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility – 1704.5.2					
1. As Masonry Construction begins, the following shall be verified to ensure conformance	a. Proportions of site-prepared mortar	Periodic	3		
	b. Construction of mortar joints	Periodic	3		
	c. Location of reinforcement	Periodic	3		
	d. Pre-stressing technique	None	No pre-stressing in building		
	e. Grade and size of pre-stressing tendons.	None	No pre-stressing in building		
2. The Inspection program shall verify the following:	a. Size and location of structural elements.	Periodic	3		
	b. Type, size, and location of embedded anchors.	Periodic	3		
	c. Size, grade, and type of reinforcing	Periodic	3		



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TABLE 1 -- STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.5 MASONRY CONSTRUCTION - Level 1 Special Inspection for non-essential facility -- 1704.5.2					
2. The Inspection program shall verify the following, cont:	d. welding of reinforcing bars	None			
	e. Protection of Masonry during cold weather (temp. below 40 deg F.)	Periodic	3		
	f. Application and measurement of pre-stressing reinforcement	None	No pre-stressing in building		
3. Prior to grouting, the following shall be verified to ensure compliance.	a. Grout space is clean	Periodic	3		
	b. Placement of reinforcement	Periodic	3		
	c. Proportions of site-prepared grout	Periodic	3		
	None	Periodic	3		
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.	Periodic		3		
5. Preparation of any grout specimens, mortar specimens and/or prisms shall be observed	Periodic		3		
6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.	Periodic		3		
1704.6 WOOD CONSTRUCTION					
1. Horizontal Diaphragms and Vertical Shearwalls	a. Inspect sheathing size, grade, and thickness for conformance with construction documents.	Periodic	3		
	b. Inspect sheathing fastener size and pattern for conformance with construction documents.	Periodic	3		
	c. Verify attachment to supporting elements is per contract documents.	Periodic	3		
2. Wood-truss fabricator certification / quality control procedures	Verify shop fabrication and quality control procedures for wood truss plant.	None	No Trusses on Project		
3. Material Grading	Verify material grading for sawn lumber for compliance with construction documents. Verify manufactured lumber (LVL's, PSL's) for conformance with construction documents.	Periodic	3		



07/23/2018

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY	EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
1704.6 WOOD CONSTRUCTION					
4. Wood Connections	Verify that connections are made as shown in the contract documents. For connections not specifically detailed, verify conformance with IBC 2003 Ch. 23	Periodic	3		
5. Framing	Verify that framing is installed in accordance with construction documents.	Periodic	3		
6. Pre-Fabricated Wood Trusses	Inspect truss and all bracing installation. Bracing to be installed per fabricator's recommendations and BCSI 1-03	None			
1704.7 SOILS					
1. Site Preparation	Inspect preparation of site for conformance with Geotechnical recommendations prior to placement of prepared fill.	Periodic	3		
2. Fill Placement	During Fill Placement verify that material and lift thickness comply with approved Geotechnical report.	Periodic	3		
3. In-Place Soil Density	Verify compliance of in-place compacted dry density with approved Geotechnical report.	Periodic	3		
1704.7 PILE FOUNDATIONS	Record installation and testing of procedures of each pile. Submit reports to building official and EOR. Reports to include pile tip cutoff elevation relative to a common benchmark.	None			
		No Piles on Job			
1704.10 ARCHITECTURAL WALL PANELS AND VENEERS	Verify compliance of attachment of interior and exterior Architectural veneers to supporting structure for building in Seismic Design Category E or F.	None			
1704.11 SPRAYED FIRE-RESISTANT MATERIAL	a. Verify conformance of the prepared surface with manufacturer's specifications prior to application of material.	None			
		No Sprayed Fire-Resistant material in building.			



07/23/2018

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
	b. Verify that substrate's ambient temperature meet manufacturer's specifications.	None				
	c. Verify that material thickness meets design specifications.	None				
	d. Verify that the material density meets the design specifications. Test in accordance with ASTM E 605.	None				
	e. Verify that bond strength between material and substrate is greater than or equal to 150 psf. Test in accordance with ASTM E 736 and IBC 2003 1704.11.5.1 – 1704.11.5.2	None				
1704.12	EXTERIOR AND INSULATION AND FINISH SYSTEMS (EIFS) Verify conformance of EIFS installation with manufacturers and design specifications.	None	No EIFS on building.			
1704.13	SPECIAL CASES COLD FORMED METAL FRAMING					
1.	Framing Verify member size, thickness, material, and spacing is in accordance with design specifications and drawings.	Periodic	Roof Purlins Wall Girts	3		
2.	Framing Connections Verify that member connections are in accordance with design specifications and drawings.	Periodic	Roof Purlins Wall Girts	3		
3.	Welding Verify welding of cold formed members is in accordance with design specifications and AWS standards.	None				
4.	Light Gage Trusses a. Verify that light gage trusses are design in accordance with the loads specified on the contract documents.	None				
	b. Verify that light gage trusses and truss bracing is installed per manufacturers specifications,	None				



Reviewed for Code Compliance
 Permitting and Inspections Department
 Approved with Conditions

07/23/2018

TABLE 1 – STATEMENT OF SPECIAL INSPECTIONS, cont.

MATERIAL/ACTIVITY		EXTENT of INSPECTION (Continuous, Periodic, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
	contract documents, and BCSI 1-03 guidelines.					
1704.10 SMOKE CONTROL	a. Test ductwork for leakage and recode device locations prior to concealment of mechanical systems.	None				
	b. Prior to building occupation, perform pressure difference testing, flow measurements and detection, and control monitoring.	None				