Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

B ECTION

PERMI

Please Read Application And Notes, If Any, Attached

PERMIT IS

Permit Number: 051250

OCT

CITY OF POR

This is to certify that Jerry Ade/HardyPond Constr ion

has permission to Single story wood framed bl pproxin ly 200 BL #3 74

AT 125 PRESUMPSCOT ST 425 A002001

provided that the person or persons, m or ation epting this permit shall compl of the provisions of the Statutes of ine and of th ances of the City of Portland re the construction, maintenance and u of buildings and s tures, and of the application this department.

Apply to Public Works for street line and grade if nature of work requires such information.	N ification inspe n must g n and w n permi n procu b re this ding or t thered la ed or c osed-in. H R NOTICE IS REQUIRED.	A certificate of occupancy procured by owner before t ing or part thereof is occupi

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass PFD 9-2 05

Health Dept. ______

Appeal Board ______

Other ______

Department Name

10/18

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED
OCT 19 2005
CITY OF PORTLAND

Permit No:	Issue Date:	CBL:
05-1250		425 A002001

Location of Construction:	Owner Name:	Owner Address:	Phone:
125 PRESUMPSCOT ST	Jerry Ade	P O Box 403	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone:**
	HardyPond Construction	1039 Riverside St Suite 11 Portland	2077976066
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Commercial	I-M

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant Land	Mixed Use Facility: Single story wood framed bldg approximately ~~700~~ 7459 sf Bldg #3	$4,263.00	$462,100.00	4

FIRE DEPT: ☑ Approved ☐ Denied
with Conditions
Signature: Greg Cass

INSPECTION:
Use Group: B Type: 5B
Shell Only
10/18/05
Signature:

Proposed Project Description:
Single story wood framed bldg approximately ~~700~~ 7,459 sf

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied
Signature: Date:

Permit Taken By:	Date Applied For:
dmartin	08/30/2005

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ ~~Not~~ in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel 7 Zone X	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan # 2005-0088	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☒ MM ☐	☐ Denied	☐ Denied
Date: OK with conditions 9/26/05	Date:	Date:

CERTIFICATION

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

SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-1260	09/01/2005	425 A002001

Location of Construction:	Owner Name:	Owner Address:	Phone:
125 Presumpscot St	Presumpscot Street Properties Llc	Po Box 403	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	HardyPond Construction	1039 Riverside St Suite 11 Portland	(207) 797-6066
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial Mixed Use Facility: Single story wood framed bldg approximately 10,103 sf - Bldg #1	Mixed Use Facility: Single story wood framed bldg approximately 10,103 sf - bldg #1

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/11/2005

Note: 9/27/05 pavement can not be closer than 10' to property lines - showing 7' - call Bob G. - on hold in my area **Ok to Issue:** ☑
10/7/05 received revised plans showing the pavement setback 10' from front.

1) Separate permits shall be required for tenant fit-up.
2) Separate permits shall be required for any new signage.
3) This permit is being approved on the basis of revised plans submitted on 10/7/05. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/18/2005

Note: **Ok to Issue:** ☑

1) Separate plans must be submitted and permits obtained for all Plumbing, HVAC and Electrical.
2) This is a SHELL ONLY PERMIT. The following info will be due to the commencement of Construction:

   1) Information establishing project conformity with the 2003 International Energy Conservation Code.
   2) Please provide th classification of the Roof Covering.
   3) Shop Drawing for all manufactured wood products is required.
   4) Plans must be submitted reflecting a code compliant access to the Mezzanine.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/11/2005

Note: **Ok to Issue:** ☑

1) Storage occupancy is limited to low or ordinary hazard materials.
2) All building construction to comply with NFPA 101
3) All required rated seperations shall be inspected prior to being enclosed.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Sebago Technic **Approval Date:** 08/16/2005

Note: **Ok to Issue:** ☑

1) see Planning conditions

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Kandi Talbot **Approval Date:** 08/16/2005

Note: **Ok to Issue:** ☑

1) 5. The City Arborist shall review and approve the landscaping plan.
2) 1. That the developer shall revise the plans to reflect the comments in the memo by the Traffic Engineer dated August 15, 2005 and shall contribute $1,000 towards the installation of a 5-section signal head to be installed at the Washington Avenue/Presumpscot Street intersection prior to issuance of a building permit.
3) 4. No construction shall occur until a soil assessment per DEP guidance has been approved by the DEP and DEP approval is provided to the City.

Location of Construction:	Owner Name:	Owner Address:	Phone:
125 Presumpscot St	Presumpscot Street Properties Llc	Po Box 403	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	HardyPond Construction	1039 Riverside St Suite 11 Portland	(207) 797-6066
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

4) 3. That the developer shall submit a drainage maintenance agreement for the current pipe connection from the site to the City system.

5) 2. That a sewer capacity letter from the Portland Sewer Division shall be submitted to staff prior to issuance of a building permit.

Comments:

9/20/2005-gg: received approved site plan from planning. /gg

10/13/2005-mjn: need statement of S/I, have question about seismic design classification. Called owner and builder.

Statement of Special Inspections

Project: Rowhouse Property Expansion - Blgs. 1 & 3

Location: 125 Presumpscot St., Portland, ME

Owner: ADE Property Management, P.O. Box 403, Portland, ME 04112

Design Professional in Responsible Charge: William D. Haney

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

☑ Structural ☐ Mechanical/Electrical/Plumbing
☐ Architectural ☐ Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

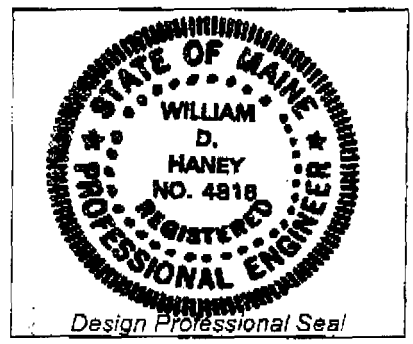
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency: or ☑ per attached schedule.

Prepared by:

William D. Haney
(type or print name)

William D Haney 10.17.05
Signature Date



Design Professional Seal

Owner's Authorization:

X _____ 10/17/05
Signature Date

Building Official's Acceptance:

_____
Signature Date

FROM DESIGNER: LINCOLN / HANEY ENGINEERING ASSOCIATES

DATE: 10/17/05

Job Name: ROUNDHOUSE PROPERTY EXPANSION - BUILDING # 3

Address of Construction: 125 PRESUMPSCOT ST., PORTLAND, ME

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) BUSINESS

Type of Construction V

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No If yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? No Geotechnical/Soils report required?(See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

DRAWING SUBMITTED / NO CALCULATIONS SUBMITTED — Submitted for all structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads *(1603.1.1, 1607)*

Floor Area Use	Loads Shown
MEZZANINE	80 PSF

Wind loads *(1603.1.4, 1609)*

SIMPLIFIED — Design option utilized *(1609.1.1, 1609.6)*

95 — Basic wind speed *(1609.3)*

II / 1.0 — Building category and wind importance factor, I_w *(Table 1604.5, 1609.5)*

B — Wind exposure category *(1609.4)*

+/- 0.18 — Internal pressure coefficient *(ASCE 7)*

_____ — Component and cladding pressures *(1609.1.1, 1609.6.2.2)*

SEE TABLE — Main force wind pressures *(1609.1.1, 1609.6.2.1)*

	A	B	C	D	E	F	G	H
CASE 1	18	7.9	13.1	3.0	-8.0	-14.4	-5.8	-8.8
CASE 2	-	-	-	-	-3.1	-6.0	-0.8	-3.8

FOR A = 50

ZONE 1: 7.5/-14.6 — ZONE 2: 7.5/-21.1 — ZONE 3: 7.5/-32.6

Earthquake design data *(1603.1.6, 1614 - 1623)*

GENERAL — Design option utilized *(1614.1)*

I — Seismic use group ("Category") *(Table 1604.5, 1616.2)*

S_{DS} = 0.35 / S_{D1} = 0.16 — Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*

D — Site class *(1615.1.3)*

N/A — Live load reduction *(1603.1.1, 1607.9, 1607.10)*

N/A — Roof live loads *(1603.1.2, 1607.11)*

Roof snow loads *(1603.1.3, 1608)*

60 — Ground snow load, P_g *(1608.2)*

46.2 — If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*

1.0 — If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*

1.0 — If P_g > 10 psf, snow load importance factor, I_s *(Table 1604.5)*

1.1 — Roof thermal factor, C_t *(Table 1608.3.2)*

50 (MIN.) — Sloped roof snowload, P_s *(1608.4)*

C — Seismic design category *(1616.3)*

K — Basic seismic-force-resisting system *(Table 1617.6.2)*

6 1/2 / 4 — Response modification coefficient, R_I, and deflection amplification factor, C_d *(Table 1617.6.2)*

SIMPLIFIED — Analysis procedure *(1616.6, 1617.5)*

6,000# — Design base shear *(1617.4, 1617.5.1)*

Flood loads *(1603.1.6, 1612)*

N/A — Flood hazard area *(1612.3)*

N/A — Elevation of structure

Other loads

N/A — Concentrated loads *(1607.4)*

N/A — Partition loads *(1607.5)*

N/A — Impact loads *(1607.8)*

N/A — Misc. loads *(Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

Hardypond Construction
1039 Riverside Street, Ste. 11
Portland, ME 04103

TRANSMITTAL

To: City of Portland, Maine

Attention: Mike Nugent

Date: 10/05/05
Job #: 0522
RE: Roundhouse Property Expansion

WE ARE SENDING YOU Attached via hand delivery the following items:

☐ Shop Drawings ☐ Plans ☐ Letter ☐ Specifications

☐ Samples ☐ Prints ☐ Change Order ☒ Other:

COPIES	DATE	NO.	DESCRIPTION
1	8/2/05		Geotechnical Report (S.W. Cole Engineering)

THESE ARE TRANSMITTED:

☐ For Review and Comment ☐ For Approval ☒ For Your Use ☐ As Requested

☐ Approved as Submitted ☐ Approved as Noted ☐ Returned After Loan ☐ Resubmitted

☐ Returned for Corrections ☐ Submitted ☐ Returned ☐ Install Fee Schedule

Contract

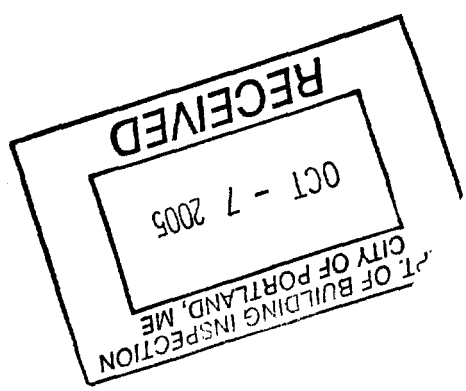
Remarks:

ESM

Eric S. Mora, Project Manager

Cc: Project File

797-6066
Eric



MDOT 703.22 Type B Underdrain Sand	
Sieve Size	**Percent Finer by Weight**
1 inch	95 to 100
½ inch	75 to 100
#4	50 to 100
#20	15 to 80
#50	0 to 15
#200	0 to 5

Fill should be placed in horizontal lifts and compacted. Loose lift thickness should be generally limited to 6 to 12 inches such that the desired density is achieved throughout the lift thickness within 3 to 5 passes of the compaction equipment.

We recommend that fill placed below footings, slabs, sidewalks and pavement be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Backfill placed against retaining walls should be compacted to between 92 to 95 percent of ASTM D-1557 to avoid overstressing the wall. Crushed stone should be compacted to 100 percent of its dry rodded unit weight per ASTM C-29.

4.7 Entrance Slabs

Entrance slabs should be designed to reduce the effects of differential frost action. We recommend excavation beneath entrance slabs continue to 4.5 feet below finish grade. The 4.5-foot depth should extend outward from the building to the full width of the entrance slab. The Structural Fill should transition up to any adjacent sidewalk or pavement sub-base at a 3H:1V slope or flatter. Adjacent paved and grassed areas should be sloped to promote drainage away from the building periphery.

4.8 MSE Walls

Considering the subsurface findings and the proposed grades, we anticipate the proposed MSE Wall south of Building 3 will like consist of a rock cut with 2 to 3 feet of overburden and the proposed MSE Wall west of Building 3 will consist of a rock cut with 2 to 3 of overburden transitioning to a soil cut. Consequently, we recommend planning

Hardypond Construction
1039 Riverside Street, Ste. 11
Portland, ME 04103

TRANSMITTAL

To: City of Portland, Maine
Building Inspections Department

Attention: Mike Nugent

Date: 10/14/05
Job #: 0509
RE: Roundhouse Property Expansion

WE ARE SENDING YOU Attached via hand delivery the following items:

☐ Shop Drawings ☐ Plans ☒ Letter ☐ Specifications

☐ Samples ☐ Prints ☐ Change Order ☐ Other:

COPIES	DATE	NO.	DESCRIPTION
2	10/7/05		Statement of Special Inspections

THESE ARE TRANSMITTED:

☐ For Review and Comment ☐ For Approval ☒ For Your Use ☐ As Requested

☐ Approved as Submitted ☐ Approved as Noted ☐ Returned After Loan ☐ Resubmitted

☐ Returned for Corrections ☐ Submitted ☐ Returned ☐ Install Fee Schedule

Contract

Remarks:

Eric S. Mora

Cc: Project File

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: ROUNDHOUSE PROPERTY EXPANSION BUILDING #1 AND #3

LOCATION: 125 PRESUMPSCOT ST., PORTLAND, ME

PERMIT APPLICANT: HARDYPOND CONSTRUCTION

APPLICANT'S ADDRESS: 1039 RIVERSIDE STREET
PORTLAND, ME 04103

STRUCTURAL ENGINEER OF RECORD: WILLIAM D. HANEY LINCOLN/HANEY ENGINEERING
Name Firm

ARCHITECT OF RECORD: GREG NINOW CUBELLIS ASSOCIATES
Name Firm

This Statement of Special Inspections is submitted in accordance with Section 1704 of the 2003 International Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

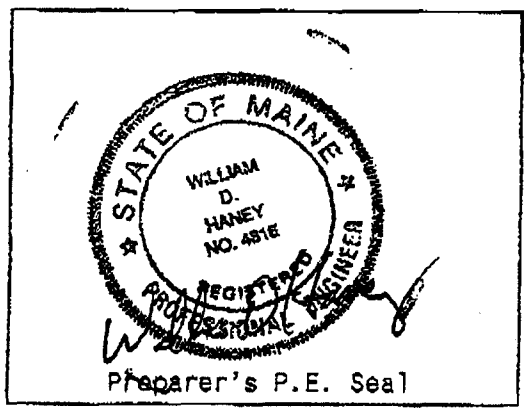
The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies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

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

Prepared By:

WILLIAM D. HANEY
NAME

Will D Haney Oct 7, 05
SIGNATURE DATE



Preparer's P.E. Seal

Applicant's Authorization:

OCT. 7, 05
SIGNATURE DATE

Building Code Official:

SIGNATURE DATE

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: ROUNDHOUSE PROPERTY EXPANSION BUILDING #1 AND #3

LOCATION: 125 PRESUMPSCOT ST., PORTLAND, ME

PERMIT APPLICANT: HARDYPOND CONSTRUCTION

APPLICANT'S ADDRESS: 1039 RIVERSIDE STREET
PORTLAND, ME 04103

STRUCTURAL ENGINEER OF RECORD: WILLIAM D. HANEY (Name) LINCOLN/HANEY ENGINEERING (Firm)

ARCHITECT OF RECORD: GREG NINOW (Name) CUBELLIS ASSOCIATES (Firm)

This Statement of Special Inspections is submitted in accordance with Section 1704 of the 2003 International Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

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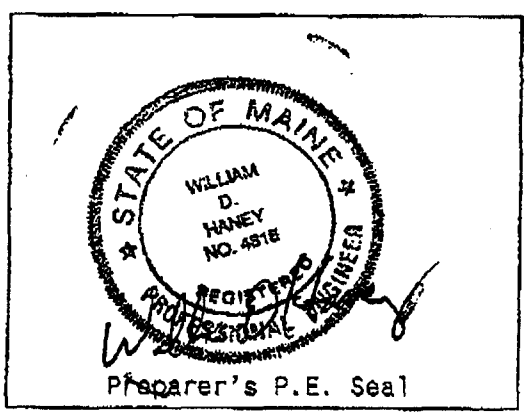
Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

WILLIAM D. HANEY
NAME

Will O'Haney Oct 7, 05
SIGNATURE DATE



Preparer's P.E. Seal

Applicant's Authorization:

OCT. 7, 05
SIGNATURE DATE

Building Code Official:

SIGNATURE DATE

GEOTECHNICAL ENGINEERING SERVICES
PROPOSED BUILDINGS 1, 2 AND 3
125 PRESUMPSCOT STREET
PORTLAND, MAINE

05-0357 **August 2, 2005**

PREPARED FOR:

Ade Property Management
Attention: Jerry Ade
P.O. Box 403
Portland, Maine

PREPARED BY:

S.W.COLE
ENGINEERING, INC.

286 Portland Road
Gray, Maine 04039

TABLE OF CONTENTS

occupy a plan area of about 10,100 SF at a finished floor elevation (FFE) of 31.5 feet. Building 2 will occupy about 6,100 SF of plan area at a FFE of 31.5 feet. Building 3 will occupy a plan area of about 7,500 SF at a FFE of 32.5 feet. Based on the proposed site plans, we anticipate Buildings 1 and 2 will require tapered fills approaching 1 to 2 feet to establish slab elevation and Building 3 will require a tapered cut approaching 6 feet and a tapered fill approaching 2 feet. A new site retaining wall, approaching 7 feet in height, is proposed on the south and west sides of Building 3. A new below grade stormwater storage system is proposed beneath the new parking area north of Building 3. Proposed and existing site features are shown on the "Exploration Location Plan" attached as Sheet 1.

Based on our discussions with Cubellis Associates (project architect), we understand the buildings will be one-story, on-grade, wood-framed structures with wood siding. We understand spread footing foundation and on-grade floor slabs are proposed. We understand the floor slab will be for office use and building and slab loads are anticipated to be relatively light.

2.0 EXPLORATION AND TESTING

2.1 Exploration

Twenty-four test pits (TP-1 through TP-24) were made at the site on July 26, 2005 by Shaw Bros. Construction of Gorham, Maine. The approximate exploration locations are shown on the "Exploration Location Plan" attached as Sheet 1.

The test pit locations were selected by S.W.COLE ENGINEERING, INC. and were determined in the field based upon measurements from existing site features. Logs of the test pit explorations are attached as Sheets 2 through 13. A key to the notes and symbols used on the logs is attached as Sheet 14. The elevations shown on the logs were estimated based upon topographic information shown on Sheet 1.

2.2 Testing

Visual soil classification was conducted during the exploration program. The results of four soil moisture content tests are shown on the logs. The results of three soil gradation tests are presented on Sheets 15 through 17.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Conditions

The approximate 6.8-acre site is located at 125 Presumpscot Street in Portland, Maine. We understand the site was once a railroad repair facility with a roundhouse, several outbuildings and railroad tracks. Based on the site plans provided, we understand the proposed buildings 1, 2 and 3 will be situated over the northeast, east and southeast portions of the site. Proposed Building 1 is situated in a relatively flat area occupied by an existing building and grassed landscape areas. Proposed Building 2 is situated in a gently sloping area occupied by overgrown railroad tracks and grassed areas. Proposed Building 3 is situated in a gently sloping grassed area.

3.2 Subsurface Conditions

Test pits TP-1 through TP-6 were made in the area of proposed Building 1. These test pits encountered 3 to 8 inches of topsoil overlying dark brown silty sand with gravel, bricks, wood, concrete and coal ash (fill) overlying brown gravelly sand overlying stiff gray silty clay or hard brown silty clay. Test pits TP-1 through TP-6 were terminated within the native silty clay soils at depths of 5 to 6.3 feet below existing ground surface.

Test pits TP-13 through TP-15 were made in the area of proposed Building 2. These test pits encountered 6 to 10 inches of topsoil or stone fill overlying dark brown silty sand with gravel, bricks, coal ash and coal clinker (fill) overlying reddish brown to light brown silty sand overlying hard brown silty clay. Test pits TP-13 through TP-15 were terminated at depths of 6.5 to 7.5 feet.

Test pits TP-18 through TP-24 were made in the area of proposed Building 3. These test pits encountered 0 to 12 inches of topsoil overlying brown to dark brown silty sand with coal, bricks and concrete overlying reddish brown silty sand with gravel and cobbles. Test pits TP-17 through TP-19 were terminated in the reddish brown silty sand stratum at depths of 6.8 to 8.1 feet below the ground surface. Test pits TP-20 through TP-22 and TP-24 were terminated on refusal surfaces interpreted to be shallow bedrock at depths of 2.5 to 6.0 feet below the ground surface. Test pit TP-23 was terminated on a relic concrete slab at a depth of 3.0 feet below the ground surface.

Test pits TP-7 through TP-12, TP-16 and TP-17 were made in areas of proposed buried utilities or other site improvements.

Refer to the attached test pit logs for more detailed descriptions of the subsurface findings at the test pit locations.

3.3 Groundwater Conditions

In general, groundwater seepage was not observed within the depth explored. The soils at test pits TP-16 and TP-17 appeared wet at a depth of 8 feet below ground surface. Actual groundwater conditions could not be determined due to the short extent of time the explorations were left open. Groundwater will fluctuate seasonally and in response to precipitation and snowmelt. The contractor should anticipate the need for dewatering excavations during construction.

3.4 Seismic and Frost Conditions

According to the 2003 International Building Code, we interpret the site soils beneath proposed Buildings 1 and 2 to correspond to a seismic Site Class E and beneath proposed Building 3 to correspond to a seismic Site Class D. The design-freezing index for the Portland, Maine area is about 1,250 Fahrenheit degree-days, which corresponds to a frost penetration on the order of 4.5 feet.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on the subsurface findings and our understanding of the proposed construction, the proposed construction appears feasible from a geotechnical standpoint. The principal geotechnical considerations relative to building foundations are the presence of uncontrolled fills and moisture sensitive silty clays and silty sands beneath proposed Buildings 1 and 2, as well as relatively shallow bedrock beneath proposed Building 3. Based on our understanding of the proposed construction and the subsurface findings, we anticipate the footings for Buildings 1 and 2 will extend through the uncontrolled fills and be founded on stable deposits of silty sand or silty clay. Similarly, we anticipate the footings for Building 3 will extend through the uncontrolled fills and be founded on stable deposits of silty sand or on bedrock that has been blasted.

4.2 Site and Subgrade Preparation

An erosion control system should be instituted prior to construction activity at the site to help protect adjacent drainageways. We recommend that site preparation begin with the removal of topsoil, organics, roots, stumps, pavements and concrete from beneath building and paved areas. As much vegetation as possible should remain over inactive construction areas to help lessen the potential for erosion.'

Groundwater and wet soil conditions may be encountered during excavations. In our opinion, ditching with sump and pump dewatering techniques should be adequate to control groundwater for foundation construction. Groundwater should be controlled to at least 12 inches below subgrade. In any case, excavations must be properly shored and/or sloped in accordance with OSHA trenching regulations to prevent sloughing and caving of the sidewalls during construction.

4.2.1 Building Areas

We recommend footing subgrades be overexcavated by at least 1 foot or until stable native, undisturbed non-organic soils are exposed. Footing excavations for Buildings 1 and 2 should be made using a smooth-edged bucket to lessen subgrade disturbance. Excavation for Building 3 may be made using a toothed bucket following blasting for bedrock removal. The width of overexcavation should extend one foot away from the edge of footings for each foot of overexcavation depth. The overexcavated area should be backfilled with compacted structural fill. The 1-foot layer of compacted Structural Fill will provide a working mat for foundation construction.

The uncontrolled fills under the building slabs should be proof-rolled and densified with a vibratory smooth drum roller weight at least 10-tons. Soft or yielding areas that develop during proof-rolling should be overexcavated and backfilled with compacted Structural Fill. Compacted Structural Fill should be used to raise grades beneath floor slabs in proposed building areas.

The bedrock encountered in Building 3 will require blasting for removal. Blasting should be performed by a qualified blasting company. An owner coordinated pre-blast survey should be performed on all structures, utilities and drinking water wells within 500 feet of

the proposed blast area. Blasting should be performed in such a manner as to control peak ground accelerations and airblast overpressures to tolerable levels. S.W.COLE ENGINEERING is available to assist in performing pre-blast surveys and to conduct monitoring during blasting activities to measure peak ground accelerations and airblast overpressures.

4.2.2 Utility Trench Subgrades

We anticipate that deeper utilities may be placed as part of the overall construction. If soft soils are encountered at the trench bottom, we recommend the soft soils be overexcavated by at least 18 inches and replaced with compacted crushed stone underlain by non-woven geotextile fabric, such as Mirafi 160N. Below manhole and vault structures, the overexcavation depth should be at least 24 inches if soft subgrades are encountered. We recommend the excavation in soft ground conditions be made with a smooth-edged bucket to lessen soil disturbance.

In areas of shallow bedrock, we recommend that bedrock be overblasted to allow at least 1 foot of bedding material between the bedrock surface and utility invert. In any case, we recommend that buried utilities be bedding with crushed stone or bedding sand as recommended by the pipe or conduit manufacturer.

4.3 Foundation Design

Considering the subsurface findings and our understanding of the proposed construction, we recommend the following geotechnical parameters for design of shallow spread footings founded on properly prepared subgrades:

Recommended Geotechnical Parameters for Spread Footings	
Design Frost Depth	4.5 feet
Net Allowable Soil Bearing Capacity	2.0 ksf
Post-Construction Settlement	1 inch or less
Base Friction Factor	0.40
Backfill Unit Weight (Structural Fill)	125 pcf
Passive Lateral Earth Pressure Coeff.	3.3

The design-freezing index for the Portland, Maine area is approximately 1,250 Fahrenheit degree-days, which corresponds to a frost penetration depth on the order of 4.5 feet. Foundations exposed to freezing must be covered with at least 4.5 feet of soil to provide frost protection.

According to the 2003 International Building Code, we interpret the site soils beneath proposed Buildings 1 and 2 to correspond to a seismic Site Class E and beneath proposed Building 3 to correspond to a seismic Site Class D. Wall footings should be at least 18 inches wide and column footings should be at least 24 inches wide.

4.4 Foundation Drainage

We recommend that a perimeter foundation underdrain system be installed near footing grade. 4-inch diameter perforated foundation drainpipe wrapped in a filter sock should be utilized. The foundation drainpipe should be enveloped in at least 12 inches of MDOT Standard Specification 703.22 Type B "Underdrain Sand". The foundation underdrains must have a positive gravity outlet protected from backwater and freezing conditions. Exterior foundation backfill should be sealed with a surficial layer of clayey or loamy soil in areas that are not paved or occupied by entrance slabs to reduce direct surface water infiltration into the backfill. Ideally, surface grades should be sloped away from the building for positive surface water drainage.

4.5 Slab-On-Grade Floors

Concrete slab-on-grade floors in heated spaces may be designed using a subgrade reaction modulus of 150 pci provided the slab is underlain by at least 12 inches of compacted Structural Fill overlying a properly prepared subgrade.

A 15-mil vapor retarder to limit the upward migration of moisture vapors should be placed beneath all floor slabs covered with moisture sensitive flooring. We recommend that control and construction joints be installed within floor slabs to accommodate shrinkage in the concrete as it cures and that the slabs be wet-cured for a period of at least 7 days after casting as a measure to reduce the potential for curling of the concrete and excessive drying/shrinkage. Following the wet cure period, we recommend consideration be given to using a curing compound to improve the quality of the completed floor. The curing compound, if used, must be compatible with the floor coverings to be used.

4.6 Backfill and Compaction

The existing uncontrolled fills and sandy site soils may be considered suitable for reuse as fill beneath paved areas provided they are approved for reuse in the VRAP plan being assembled for the site and provided any organics and wood are removed before reuse. The native clayey soils may be considered suitable for reuse in landscape areas. Structural Fill should be used to raise site grades within building footprints and as a base material below interior slabs and footings. Backfill placed adjacent to the foundation walls, directly below sidewalks, and entrance slabs should be Structural Fill meeting the gradation requirements as given below.

Structural Fill	
Sieve Size	Percent Finer by Weight
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 5

Crushed stone used for pipe bedding and trench bottom stabilization should meet the requirements for MDOT Standard Specification 703.22 Type C "Underdrain Aggregate" as given below. A nominal sized uniformly graded ¾-inch washed crushed stone generally meets this gradation requirement.

MDOT 703.22 Type C Underdrain (3/4-inch Crushed Stone)	
Sieve Size	**Percent Finer by Weight**
1 inch	100
¾ inch	90 to 100
3/8 inch	0 to 75
#4	0 to 25
#10	0 to 5

Underdrain sand used for foundation underdrains should meet the requirements for MDOT Standard Specification 703.22 Type B "Underdrain Sand" as given below.

FROM DESIGNER: LINCOLN / HANEY ENGINEERING ASSOCIATES

DATE: 10/17/05

Job Name: ROUNDHOUSE PROPERTY EXPANSION - BUILDING # 1

Address of Construction: 125 PRESUMPSCOT ST., PORTLAND, ME

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) BUSINESS

Type of Construction V

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No If yes, separated or non seperated (see Section 302.3) _____

Supervisory alarm system? No Geotechnical/Soils report required?(See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

DRAWING SUBMITTED Submitted for all structural members *(106.1, 106.1.1)*

NO CALCULATIONS SUBMITTED

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads *(1603.1.1, 1607)*

Floor Area Use	Loads Shown
MEZZANINE	80 PSF

Wind loads *(1603.1.4, 1609)*

SIMPLIFIED Design option utilized *(1609.1.1, 1609.6)*

95 Basic wind speed *(1609.3)*

II / 1.0 Building category and wind importance factor, I_w *(Table 1604.5, 1609.5)*

B Wind exposure category *(1609.4)*

+/- 0.18 Internal pressure coefficient *(ASCE 7)*

_____ Component and cladding pressures *(1609.1.1, 1609.6.2.2)*

SEE TABLE Main force wind pressures *(1609.1.1, 1609.6.2.1)*

Earthquake design data *(1603.1.5, 1614 - 1623)*

GENERAL Design option utilized *(1614.1)*

I Seismic use group ("Category") *(Table 1604.5, 1616.2)*

S_{DS} = 0.50 / S_{D1} = 0.23 Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*

E Site class *(1615.1.5)*

N/A Live load reduction *(1603.1.1, 1607.9, 1607.10)*

N/A Roof live loads *(1603.1.2, 1607.11)*

Roof snow loads *(1603.1.3, 1608)*

60 Ground snow load, P_g *(1608.2)*

46.2 If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*

1.0 If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*

1.0 If P_g > 10 psf, snow load importance factor, I_s *(Table 1604.5)*

1.1 Roof thermal factor, C_t *(Table 1608.3.2)*

50 (MIN.) Sloped roof snowload, P_s *(1608.4)*

D Seismic design category *(1616.3)*

K Basic seismic-force-resisting system *(Table 1617.6.2)*

6 1/2 / 4 Response modification coefficient, R_I, and deflection amplification factor, C_d *(Table 1617.6.2)*

SIMPLIFIED Analysis procedure *(1616.6, 1617.5)*

12,300 # Design base shear *(1617.4, 1617.6.1)*

Flood loads *(1603.1.6, 1612)*

N/A Flood hazard area *(1612.3)*

N/A Elevation of structure

Other loads

N/A Concentrated loads *(1607.4)*

N/A Partition loads *(1607.5)*

N/A Impact loads *(1607.8)*

N/A Misc. loads *(Table 1607.5, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

	A	B	C	D	E	F	G	H
CASE 1	18	2.9	13.1	3.0	-8.0	-10.9	-5.8	-8.8
CASE 2	-	-	-	-	-3.1	-6.0	-0.8	-3.8

Zone 1: 7.5 / -14.6 (FOR A = 50)
Zone 2: 7.5 / -21.1
Zone 3: 7.5 / -32.6

and design consider construction of a 0.5H:1V pre-split blasted rock cut with a 2H:1V soil slope above the rock cut and in areas of all soil cut.

Alternatively, the bedrock could be blasted and removed for construction of a conventional MSE wall. For MSE Walls founded on at least 6 inches of ¾-inch crushed stone over stable native non-organic subgrades, we recommend the following geotechnical parameters for design:

- Net Allowable Bearing Pressure = 2.0 ksf or less
- Foundation Soil Internal Friction Angle = 30 degrees
- Reinforced Zone Backfill Unit Weight = 125 pcf (Structural Fill)
- Reinforced Zone Internal Friction Angle = 32 degrees (Structural Fill)
- Retained Soil Unit Weight = 140 pcf (Granular and Rock Borrow)
- Retained Soil Internal Friction Angle = 32 degrees (Granular and Rock Borrow)

We understand that MSE Wall design will likely be completed by the MSE Wall Manufacturer including analyses of bearing capacity, overturning and internal stability of the wall. We recommend a minimum geo-grid length of 70 percent of the wall height for design consideration.

Alternatively, the retaining wall could be incorporated into the exterior wall of Building 3. In this case, the wall would likely be constructed of cast-in-place reinforced concrete and would be restrained from rotation requiring an at-rest lateral earth pressure of 0.5 for design. For this case, we recommend the wall be waterproofed and insulated and that a drainage swale be constructed to divert surface runoff away from the building.

4.9 Weather Considerations

If foundation construction takes place during cold weather, subgrades, foundations, and floor slabs must be protected during freezing conditions. Fill below structures, as well as concrete, must not be placed on frozen soil and once placed the soil and concrete must be protected from freezing. Further, the native soils are moisture sensitive, and as such subgrades will be susceptible to disturbance during wet conditions. Consequently,

sitework and construction activities should take appropriate measures to protect exposed subgrades, particularly during wet or freezing conditions.

4.10 Design Review and Construction Testing

S. W. COLE ENGINEERING, INC. should be retained to review the final design and specifications to determine that our earthwork and foundation recommendations have been properly interpreted and implemented.

During construction, S. W. COLE ENGINEERING, INC. should observe subgrade soils prior to fill or concrete placement to allow design changes in the event that subsurface conditions are found to differ from those anticipated prior to the start of construction. A construction materials testing program should be implemented to observe compliance with the plans, specifications, and design concepts. S. W. COLE ENGINEERING, INC. is available to provide field and laboratory testing of soil, concrete, masonry, steel and asphalt construction materials.

5.0 CLOSURE

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

Sincerely,

S. W. COLE ENGINEERING, INC.

Timothy J. Boyce, P.E.
Senior Geotechnical Engineer

TJB:tjb/pfb

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ATTACHMENT A
Limitations

This report has been prepared for the exclusive use of Ade Property Management for specific application to the Proposed Buildings 1, 2 and 3 at 125 Presumpscot Street 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 other warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

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

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.

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

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

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-1

DATE: 7/26/05 SURFACE ELEVATION: 29' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		3"	TOPSOIL		
S-1	1.5'	2.0'	DARK BROWN SILTY SAND WITH BRICKS AND WOOD (FILL)		ND
S-2	3.1'	3.2'	BROWN GRAVELLY SAND		ND
S-3	5.0'	5.2'	GRAY SILTY CLAY ~ STIFF ~		ND
			BOTTOM OF EXPLORATION AT 5.2 FEET		

COMPLETION DEPTH: 5.2 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-2

DATE: 7/26/05 SURFACE ELEVATION: 29' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		4"	TOPSOIL		
S-1	1.5'	2.1'	DARK BROWN SILTY SAND WITH COBBLES AND BRICKS (FILL)		ND
S-2	3.5'	4.1'	BROWN GRAVELLY SAND	w = 9.3%	ND
S-3	5.5'	6.3'	GRAY SILTY CLAY ~ STIFF ~		ND
			BOTTOM OF EXPLORATION AT 6.3 FEET		

COMPLETION DEPTH: 6.3 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT

LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE

PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-3

DATE: 7/26/05 SURFACE ELEVATION: 30' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		8"	TOPSOIL		
S-1	2.0'	2.3'	DARK BROWN SILTY SAND TRACE GRAVEL WITH BRICKS (FILL)		ND
S-2	3.0'	3.1'	BROWN GRAVELLY SAND	w = 5.1%	ND
S-3	5.0'	5.1'	GRAY SILTY CLAY ~ STIFF ~		ND
			BOTTOM OF EXPLORATION AT 5.1 FEET		

COMPLETION DEPTH: 5.1 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-4

DATE: 7/26/05 SURFACE ELEVATION: 30' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		8"	TOPSOIL		
S-1	2.0'	3.4'	DARK BROWN GRAVELLY SAND SOME SILT WITH SOME COAL ASH (FILL)		ND
S-2	4.5'	4.9'	BROWN GRAVELLY SAND		ND
S-3	5.0'	6.0'	GRAY SILTY CLAY ~ STIFF ~		ND
			BOTTOM OF EXPLORATION AT 6.0 FEET		

COMPLETION DEPTH: 6.0 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT

LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE

PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-5

DATE: 7/26/05 SURFACE ELEVATION: 30' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		6"	TOPSOIL		
S-1	1.5'		DARK BROWN SILTY GRAVELLY SAND		ND
S-2	2.2'	1.9'	WITH COAL ASH (FILL)		ND
		2.4'	RUST STAINED BROWN SILTY SAND TRACE GRAVEL		
S-3	3.5'		GRAY SILTY CLAY ~ STIFF ~		ND
		5.0'			
			BOTTOM OF EXPLORATION AT 5.0 FEET		

COMPLETION DEPTH: 5.0 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-6

DATE: 7/26/05 SURFACE ELEVATION: 30' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		8"	TOPSOIL		
			DARK BROWN SILTY SAND TRACE GRAVEL WITH BRICKS, CONCRETE AND COAL ASH (FILL)		
S-1	2.5'				ND
		3.6'			
			BROWN SILTY CLAY ~ HARD ~		
S-2	5.5'				ND
		6.0'			
			BOTTOM OF EXPLORATION AT 6.0 FEET		

COMPLETION DEPTH: 6.0 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-7

DATE: 7/26/05 SURFACE ELEVATION: 31' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		5"	TOPSOIL		
S-1	1.5'	2.3'	DARK BROWN SILTY SAND TRACE GRAVEL WITH COAL ASH (FILL)		ND
S-2	3.0'	5.5'	BROWN SILTY CLAY ~ HARD ~	w = 18.9%	ND
			BOTTOM OF EXPLORATION AT 5.5 FEET		

COMPLETION DEPTH: 5.5 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-8

DATE: 7/26/05 SURFACE ELEVATION: 30' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		3"	TOPSOIL		
S-1	1.5'	2.1'	BROWN GRAVEL SOME SAND (FILL)		ND
S-2	2.5'	3.0'	BROWN SILTY CLAY ~ HARD ~		ND
			BOTTOM OF EXPLORATION AT 3.0 FEET		

COMPLETION DEPTH: 3.0 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-9

DATE: 7/26/05 SURFACE ELEVATION: 28' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		5"	BITUMINOUS ASPHALT PAVEMENT		
S-1	1.5'		BROWN GRAVEL AND SAND WITH COBBLES (FILL)		ND
S-2	3.5'				ND
		4.1'			
			REFUSAL AT 4.1 FEET (PROBABLE RELIC CONCRETE SLAB)		

COMPLETION DEPTH: 4.1 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-10

DATE: 7/26/05 SURFACE ELEVATION: 29' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		5"	BITUMINOUS ASPHALT PAVEMENT		
S-1	1.0'		BROWN GRAVEL AND SAND WITH COBBLES (FILL)		ND
S-2	2.8'	2.8'			ND
			REFUSAL AT 2.8 FEET (PROBABLE RELIC CONCRETE SLAB)		

COMPLETION DEPTH: 2.8 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-11

DATE: 7/26/05 SURFACE ELEVATION: 31' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		6"	TOPSOIL		
S-1	1.0'	1.9'	DARK BROWN SILTY SAND TRACE GRAVEL WITH COAL ASH (FILL)		ND
S-2	3.5'	4.5'	BROWN SILTY CLAY ~ HARD ~		ND
			BOTTOM OF EXPLORATION AT 4.5 FEET		

COMPLETION DEPTH: 4.5 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-12

DATE: 7/26/05 SURFACE ELEVATION: 33' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		6"	TOPSOIL		
		1.0'	BROWN SAND TRACE GRAVEL (FILL)		
S-1	1.5'	1.6'	DARK BROWN SILTY SAND WITH BRICKS AND COAL ASH (FILL)		ND
S-2	2.5'	4.0'	BROWN SILTY CLAY ~ HARD ~		ND
			BOTTOM OF EXPLORATION AT 4.0 FEET		

COMPLETION DEPTH: 4.0 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-13

DATE: 7/26/05 SURFACE ELEVATION: 30' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		10"	TOPSOIL		
S-1	1.5'		DARK BROWN SILTY SAND TRACE GRAVEL WITH BRICKS AND COAL ASH (FILL)		ND
		3.0'			
S-2	3.5'		REDDISH-BROWN SILTY SAND TRACE GRAVEL ~ DENSE ~		ND
		7.5'			
			BOTTOM OF EXPLORATION AT 7.5 FEET		

COMPLETION DEPTH: 7.5 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-14

DATE: 7/26/05 SURFACE ELEVATION: 31' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		6"	TOPSOIL		
S-1	1.0'		DARK BROWN SILTY SAND TRACE GRAVEL WITH BRICKS AND COAL ASH (FILL)		ND
		1.9'			
S-2	2.5'		REDDISH BROWN SILTY SAND ~ DENSE ~	w = 9.3%	ND
S-3	5.0'				ND
		5.9'			
		6.5'	BROWN SILTY CLAY ~ HARD ~		
			BOTTOM OF EXPLORATION AT 6.5 FEET		

COMPLETION DEPTH: 6.5 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-15

DATE: 7/26/05 SURFACE ELEVATION: 32' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		8"	STONE FILL		
S-1	1.5'		BROWN SAND WITH COAL ASH, COAL CLINKER AND BRICKS (FILL)		ND
S-2	3.5'				ND
		5.0'			
S-3	6.0'		LIGHT BROWN SILTY FINE TO MEDIUM SAND		ND
		7.5'			
			BOTTOM OF EXPLORATION AT 7.5'		

COMPLETION DEPTH: 7.5 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-16

DATE: 7/26/05 SURFACE ELEVATION: 30' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		8"	TOPSOIL		
S-1	1.0'	1.1'	DARK BROWN SILTY SAND TRACE GRAVEL WITH COAL ASH (FILL)		ND
S-2	4.5'		BROWN SILTY SAND SOME GRAVEL WITH COBBLES		ND
		7.2'			
S-3	7.5'				ND
		8.0'	LIGHT BROWN SILTY FINE SAND		
			BOTTOM OF EXPLORATION AT 8.0 FEET		

COMPLETION DEPTH: 8.0 FEET DEPTH TO WATER: SOILS WET AT 8 FEET

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-17

DATE: 7/26/05 SURFACE ELEVATION: 29' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		4"	TOPSOIL		
S-1	1.5'	2.1'	DARK BROWN SILTY SAND TRACE GRAVEL WITH COAL ASH (FILL)		ND
S-2	3.0'		REDDISH BROWN SILTY SAND SOME GRAVEL WITH COBBLES		ND
S-3	5.5'				ND
		8.1'			
			BOTTOM OF EXPLORATION AT 8.1 FEET		

COMPLETION DEPTH: 8.1 FEET DEPTH TO WATER: SOILS APPEARED WET AT 8.0 FEET

TEST PIT TP-18

DATE: 7/26/05 SURFACE ELEVATION: 30' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		6"	TOPSOIL		
S-1	2.0'	2.1'	BROWN SILTY SAND SOME GRAVEL WITH BRICKS, METAL AND COBBLES (FILL)		ND
S-2	3.5'	4.0'	DARK BROWN SILTY SAND TRACE GRAVEL WITH BRICKS, COAL ASH AND COAL CLINKER (FILL)		ND
S-3	6.0'	7.0'	REDDISH BROWN SILTY SAND SOME GRAVEL AND COBBLES		ND
			BOTTOM OF EXPLORATION AT 7.0 FEET		

COMPLETION DEPTH: 7.0 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-19

DATE: 7/26/05 SURFACE ELEVATION: 32' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
S-1	0.5'	3"	TOPSOIL		ND
		8"	LIGHT BROWN SAND SOME GRAVEL (FILL)		
S-2	2.5'		DARK BROWN SILTY SAND SOME GRAVEL WITH COAL ASH , BRICKS AND WOOD (FILL)		ND
		4.8'			
S-3	5.5'		REDDISH BROWN SILTY SAND SOME GRAVEL WITH COBBLES ~ DENSE ~		ND
		6.8'			
			BOTTOM OF EXPLORATION AT 6.8 FEET		

COMPLETION DEPTH: 6.8 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-20

DATE: 7/26/05 SURFACE ELEVATION: 33' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		1.0'	BROWN SAND AND GRAVEL (FILL)		
S-1	1.5'		DARK BROWN SILTY SAND SOME GRAVEL WITH COBBLES, BRICKS, METAL AND COAL ASH (FILL)		ND
S-2	3.0'				ND
		4.3'			
S-3	6.0'		REDDISH BROWN SILTY SAND SOME GRAVEL AND COBBLES		ND
		6.5'			
			REFUSAL AT 6.5 FEET (PROBABLE BEDROCK)		

COMPLETION DEPTH: 6.5 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT
LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE
PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-21

DATE: 7/26/05 SURFACE ELEVATION: 36' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		5"	TOPSOIL		
S-1	1.0'	1.8'	DARK BROWN SILTY SAND SOME GRAVEL WITH COBBLES AND COAL ASH (FILL)		ND
S-2	2.5'	3.0'	REDDISH BROWN SILTY SAND SOME GRAVEL AND COBBLES ~ DENSE ~		ND
			REFUSAL AT 3.0 FEET (PROBABLE BEDROCK)		

COMPLETION DEPTH: 3.0 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-22

DATE: 7/26/05 SURFACE ELEVATION: 34' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		5"	TOPSOIL		
S-1	1.5'	2.9'	DARK BROWN SILTY SAND SOME GRAVEL WITH BRICKS, COAL ASH, METAL AND WOOD (FILL)		ND
S-2	4.0'	4.5'	REDDISH BROWN SILTY SAND SOME GRAVEL WITH COBBLES		ND
			REFUSAL AT 4.5 FEET (PROBABLE BEDROCK)		

COMPLETION DEPTH: 4.5 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED ROUNDHOUSE PROPERTY EXPANSION / ADE PROPERTY MANAGEMENT

LOCATION: 125 PRESUMPSCOT STREET, PORTLAND, MAINE

PROJECT NO. 05-0357 & 05-0357.1

TEST PIT TP-23

DATE: 7/26/05 SURFACE ELEVATION: 36' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		8"	TOPSOIL		
S-1	2.0'	3.0'	BROWN SILTY SAND SOME GRAVEL WITH COBBLES, WOOD AND WOOD ASH (FILL)		ND
			REFUSAL AT 3.0 FEET (PROBABLE RELIC CONCRETE SLAB)		

COMPLETION DEPTH: 3.0 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

TEST PIT TP-24

DATE: 7/26/05 SURFACE ELEVATION: 38' +/- LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS	PID TEST RESULTS (PPM)
		1.0'	TOPSOIL		
S-1	1.5'	2.5'	REDDISH BROWN SILTY SAND SOME GRAVEL WITH COBBLES ~ DENSE ~		ND
			REFUSAL AT 2.5 FEET (PROBABLE BEDROCK)		

COMPLETION DEPTH: 2.5 FEET DEPTH TO WATER: NO FREE WATER ENCOUNTERED

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

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

Key to Symbols Used:

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

Description of Proportions:

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

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

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

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

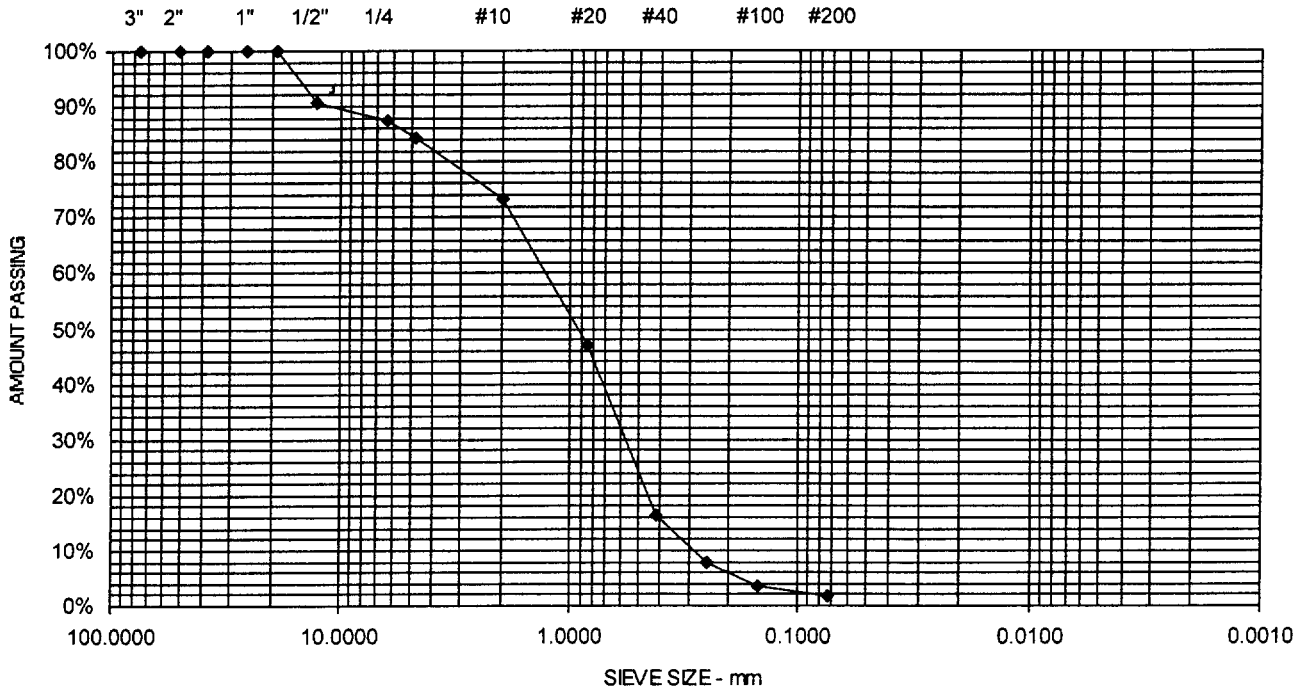
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C-117 & C-136

Project Name	PORTLAND - ROUNDHOUSE PROPERTY EXPANSION - GEOTECHNICAL ENGINEERING SERVICES	Project Number	05-0357
Client	ABE PROPERTY MANAGEMENT	Lab ID	3807G
Exploration	**TP-3 S-2**	Date Received	7/28/2005
Material Source	**3.0'**	Date Complete	7/29/2005
		Tested By	COLIN PATTERSON

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	100	
19.0 mm	3/4"	100	
12.5 mm	1/2"	91	
6.3 mm	1/4"	88	
4.75 mm	No. 4	84	15.5% Gravel
2.00 mm	No. 10	73	
850 um	No. 20	47	
425 um	No. 40	16	82.7% Sand
250 um	No. 60	8	
150 um	No. 100	3	
75 um	No. 200	1.8	1.8% Fines



Comments: w = 5.1%

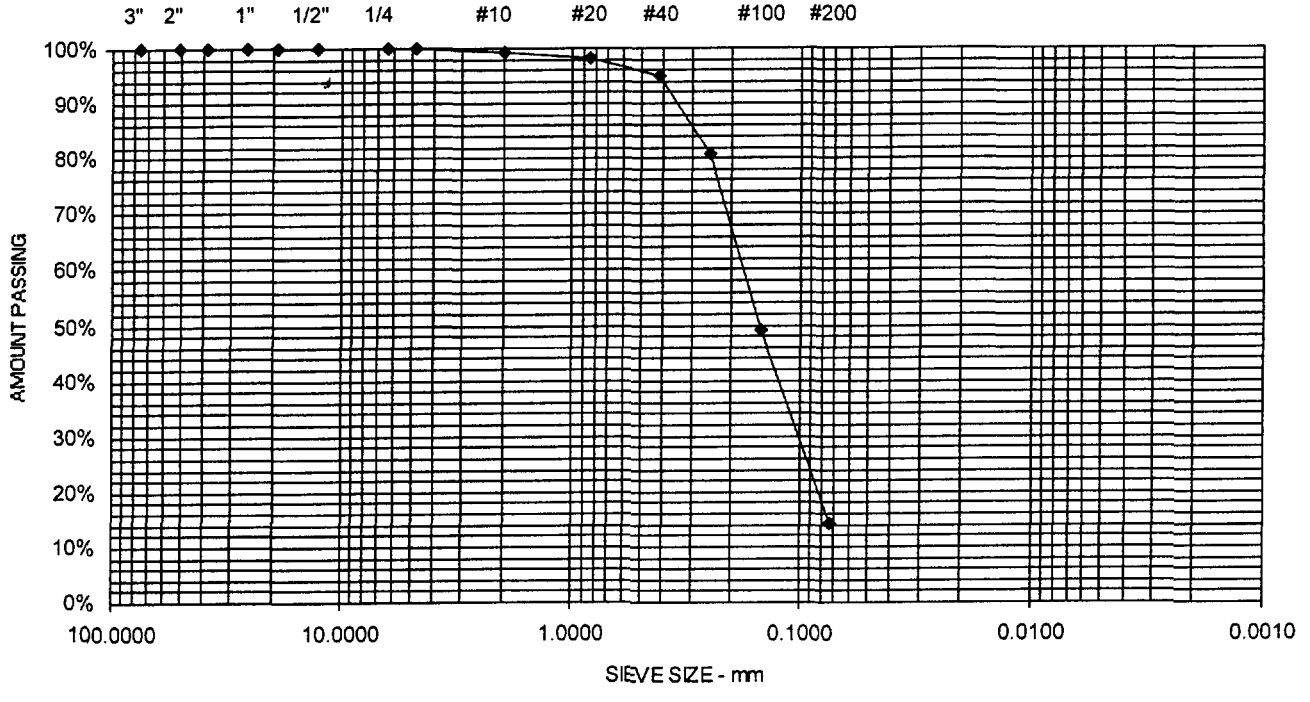
S.W.COLE ENGINEERING, INC.

Report of Gradation

ASTM C-117 & C-136

Project Name	PORTLAND - ROUNDHOUSE PROPERTY EXPANSION - GEOTECHNICAL ENGINEERING SERVICES	Project Number	05-0357
Client	ABE PROPERTY MANAGEMENT	Lab ID	3809G
Exploration	**TP-13 S-2**	Date Received	7/28/2005
Material Source	**3.5'**	Date Complete	7/29/2005
		Tested By	PATRICK OTTO

STANDARD DESIGNATION (mm/µm)	SIEVE SIZE	AMOUNT PASSING (%)	
150 mm	6"	100	
125 mm	5"	100	
100 mm	4"	100	
75 mm	3"	100	
50 mm	2"	100	
38.1 mm	1-1/2"	100	
25.0 mm	1"	100	
19.0 mm	3/4"	100	
12.5 mm	1/2"	100	
6.3 mm	1/4"	100	
4.75 mm	No. 4	100	0.2% Gravel
2.00 mm	No. 10	99	
850 um	No. 20	98	
425 um	No. 40	95	85.5% Sand
250 um	No. 60	81	
150 um	No. 100	49	
75 um	No. 200	14.3	14.3% Fines



Comments: w = 9.3%

Applicant: Jerry Ade / Hardy Pond Court Date: 9/23/05

Address: 125 Presumpscot St C-B-L: 425-A-002

Bldg #3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Development #05-1250

Zone Location - I-M

Interior or corner lot - ≈ 7,459 ft

Proposed Use/Work - New Bldg #3 office - Daycare - Production

Sewage Disposal - City

Lot Street Frontage - 60' min — 400'+ shown

Front Yard - 1' for every 1' of height - 20.5' req - 25' shown

Rear Yard - 1' for every 1' of height - 20.5' req - 25' shown
Not Abutting Res. Zone

Side Yard - 1' for every 1' of height - 20.5' req - 25' Scaled
Not Abutting Res. Zone

Projections -

Width of Lot - ~~N/A~~

Height - 75' MAX - 20.5' Scaled

Lot Area - No Min lot size req 6.95 Acres

Lot Coverage/ Impervious Surface - 75% max — 62% given by DeLuca-Hoffman

Area per Family - N/A

Off-street Parking - 7459 ÷ 400 = 19 pkg spaces req - Showing 23 New in this area

Loading Bays - N/A for square footage

Site Plan - 2005-0088

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

10' pavement Setback to boundary lng ⇒ ok.

Building #3

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 29 2005
RECEIVED

STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Roundhouse Property Expansion

LOCATION: 125 Presumpscot Street Portland, ME

PERMIT APPLICANT: HARDYPOND CONSTRUCTION

APPLICANT'S ADDRESS: 1039 RIVERSIDE ST. PORTLAND, ME

STRUCTURAL ENGINEER OF RECORD: William Haney Lincoln/Haney Engineering
Name Firm

ARCHITECT OF RECORD: Greg Ninow 8781226 Cubellis
Name Firm

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

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

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

Prepared By:
Lincoln/Haney Engineering

STATE OF MAINE
WILLIAM D. HANEY
NO. 4316
REGISTERED PROFESSIONAL ENGINEER

Applicant's Authorization:

William D Haney 8/26/05
SIGNATURE DATE

Building #3

FROM DESIGNER: Lincoln/Haney Engineering Associates

DATE: 8/26/05

Job Name: Roundhouse Property Expansion

Address of Construction: 125 Presumpscot Street Portland, ME

2003 International Building Code

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

Building Code and Year 03 IBC Use Group Classification(s) BUSINESS

Type of Construction VB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N

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

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

STRUCTURAL DESIGN CALCULATIONS

Drawings Submitted / No Calculations Submitted — Submitted for all structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads *(1603.1.1, 1607)*

Floor Area Use	Loads Shown
Mezzanine	80psf

Wind loads *(1603.1.4, 1609)*

- Simplified — Design option utilized *(1609.1.1, 1609.6)*
- 95 — Basic wind speed *(1609.3)*
- II/1.0 — Building category and wind importance factor, I_w *(Table 1604.5, 1609.5)*
- B — Wind exposure category *(1609.4)*
- +/-0.18 — Internal pressure coefficient *(ASCE 7)*
- Component and cladding pressures *(1609.1.1, 1609.6.2.2)*
- Main force wind pressures *(1609.1.1, 1609.6.2.1)*

Zone 1: 7.5/-14.0; Zone 2: 7.5/-21.1; Zone 3: 7.5/-32.6 } For A = 50

	A	B	C	D	E	F	G	H
Case 1	18	2.9	13.1	3.0	-8.0	-10.9	-5.8	-8.8
Case 2	-	-	-	-	-3.1	-6.0	-0.8	-3.8

Earthquake design data *(1603.1.5, 1614 - 1623)*

- General — Design option utilized *(1614.1)*
- I — Seismic use group ("Category") *(Table 1604.5, 1616.2)*
- S_{DS}=.35/S_{D1}=.16 — Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*
- D — Site class *(1615.1.5)*

N/A — Live load reduction *(1603.1.1, 1607.9, 1607.10)*

N/A — Roof live loads *(1603.1.2, 1607.11)*

Roof snow loads *(1603.1.3, 1608)*

- 60 — Ground snow load, P_g *(1608.2)*
- 46.2 — If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*
- 1.0 — If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*
- 1.0 — If P_g > 10 psf, snow load importance factor, I_s *(Table 1604.5)*
- 1.1 — Roof thermal factor, C_t *(Table 1608.3.2)*
- 50 (min.) — Sloped roof snowload, P_s *(1608.4)*

- C — Seismic design category *(1616.3)*
- K — Basic seismic-force-resisting system *(Table 1617.6.2)*
- 6½/4 — Response modification coefficient, R, and deflection amplification factor, C_d *(Table 1617.6.2)*
- Simplified — Analysis procedure *(1615.6, 1617.5)*
- 6,000# — Design base shear *(1617.4, 1617.5.1)*

Flood loads *(1603.1.6, 1612)*

- N/A — Flood hazard area *(1612.3)*
- N/A — Elevation of structure

Other loads

- N/A — Concentrated loads *(1607.4)*
- N/A — Partition loads *(1607.5)*
- N/A — Impact loads *(1607.8)*
- N/A — Misc. loads *(Table 1607.5, 1607.5.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

BUILDING #3
ROUNDHOUSE EXPANSION

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

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

FROM: Gregory Nixon

RE: Certificate of Design

DATE: 9/25/05

These plans and / or specifications covering construction work on:

Roundhouse 125 Presumpscot Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ***2003 International Building Code*** and local amendments.

(SEAL)

REGISTERED ARCHITECT GREGORY P. NIXON No. 1917 STATE OF MAINE

Signature: Gregory Nixon

Title: Principal

Firm: Cutler Associates

Address: 478 Fore Street
Portland Me

As per Maine State Law:

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

BUILDING #3
ROUNDHOUSE EXPANSION

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

ACCESSIBILITY CERTIFICATE

Designer: Cubellis Associates

Address of Project: 125 Presumpscot Street

Nature of Project: Commercial Office Space

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

Signature:

Title: Principal

(SEAL)

Firm: Cubellis Associates

Address: 420 Fore Street
Portland Me

Phone: (207) 874-2777

Commercial Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 125 PRESUMPSCOT STREET (THE ROUNDHOUSE)

Total Square Footage of Proposed Structure: BUILDING #3 : 7,000 S.F.

Square Footage of Lot: 295,429 SF

Tax Assessor's Chart, Block & Lot — Chart# 425, Block# A, Lot# 002

Owner: JERRY ADE, P.O. BOX 403, PORTLAND, ME 04112

Telephone: (207) 774.1009

Lessee/Buyer's Name (If Applicable): N/A

Applicant name, address & telephone: HARDYPOND CONSTRUCTION, 1039 RIVERSIDE ST. STE. 11, PORTLAND, ME 04103, (207) 797.6066, CONTACT: ERIC MORA

Cost Of Work: $ 462,100.00

Fee: $ ~~4[illegible]~~ 4188 + 75 Total 4263.00

Current Specific use: MIXED USE FACILITY (OFFICE, DAYCARE, PRODUCTION)

Proposed Specific use: SAME

Project description: CONSTRUCTION OF A SINGLE STORY WOOD FRAMED BUILDING THAT IS APPROXIMATELY 7,000 SF IN AREA. BUILDING WILL CONSIST OF THE FINISHED SHELL AND CORE AREAS ONLY. INTERIOR BUILDOUT OF SPACE WILL BE COMPLETED IN THE FUTURE WHEN SPACE IS LEASED.

Contractor's name, address & telephone: HARDYPOND CONSTRUCTION, 1039 RIVERSIDE ST. STE. 11, PORTLAND, ME 04103, (207) 797.6066

Who should we contact when the permit is ready: CONTRACTOR (ERIC MORA)

Mailing address: SAME AS ABOVE

Phone: (207) 797.6066

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 25 2005
RECEIVED

Please submit all of the information outlined on the Submittal Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: [signature] Date: 8.25.05

Permit Fee: $30.00 for the first $1000.00 Construction Cost, $9.00 per additional $1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

From: Marge Schmuckal
To: Sarah Hopkins
Date: Fri, Sep 16, 2005 3:28 PM
Subject: 125 Presumpscot Street

Sarah,
Can I get a stamped approved site plan for this project? It looks like they pd their guarantee fees.

Your #2005-0088

We have a permit application and they are raring to go.

Marge

received 9/23/05