

LOUIS MACK BUILDING  
720-730 WARREN AVE.



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

September 8, 1982

Mr. Jack Krueger  
Maine Department of Environmental Protection  
Division of Licensing and Enforcement  
Bureau of Oil and Hazardous Material  
State House - Station 17  
Augusta, Maine 04333

RE: Louis Mack and Co., Inc. - Warren Avenue adjacent to Westbrook  
City Line.

Dear Mr. Krueger;

As you probably remember, the Louis Mack Co. was allowed to relocate approximately two (2) years ago to the present site on outer Warren Avenue as a result of the City Council and Portland Planning Board approving the site with one of the stipulations being that City Staff would perform periodic testing of the water quality of surrounding surface waters. It had been mutually agreed to that the City would make the D.E.P. aware of any potential problems which our water sampling testing revealed.

During the past thirteen (13) months, and as a result of field visits, investigated complaints, and surface water analysis results, it certainly has appeared that the Louis Mack Co. Inc. has not complied to avoid or eliminate "unlicensed discharges" which contain acid and heavy metals from their operations. I feel that our documented lab results which have demonstrated high lead levels and the fact that Louis Mack employees have been seen on more than one occasion throwing lime into the drainage ditch, seem to indicate that there have been "frequent" problems with regard to some type of discharge from the Louis Mack Co., Inc.

During the past eight weeks, I have forwarded several of our lab results to David Sait, who is responsible for D.E.P.'s involvement in this matter. From speaking with Dave, it appears that several of the water samples he has gathered have demonstrated very abnormal, high lead content and the ph of one of his tests seemed to be extremely high as a result of Mack employees attempting to neutralize the acid that may have been dumped into the drainage ditch.

Our purpose in reporting this information is that on at least one occasion (August 17, 1981), a direct discharge of battery acid was noted by City Staff plus the fact that on a majority of our water sampling results, lead was shown to be present in high amounts in the

September 8, 1982  
Mr. Jack Krueger  
Page 2

water "below" the Louis Mack Co. In one test, a sample taken from "above" the company showed lead to be present in very low amounts.

Although Dave Sait has mentioned that the State D.E.P. is planning some sort of action, I feel the issue is important enough to request that you make us aware officially of what type of enforcement action the D.E.P. is planning to proceed with. In addition, if no timetable has been mentioned, I feel that Portland City Officials are looking at September 30, 1982 as a deadline by which time this matter should be acted upon. Please advise if this is a feasible timetable as we are very concerned with this potential health hazard and would appreciate a rapid and firm stand by the D.E.P.

Thank you for your assistance to date and for the input you may have to preclude this alleged illegal dumping in the future.

Sincerely,

*John E. Vandoloski*  
John E. Vandoloski,  
Assistant Chief of Inspection  
Services Division

cc: Stephen T. Honey, City Manager  
Joseph Gray, Jr. Director, Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services Division  
William B. Goodwin, Associate Engineer II  
Richard Flewelling, Assistant Corporation Counsel

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Joseph E. Gray, Jr. - Director of Planning & Urban Dev. DATE: 9/7/82  
FROM: John E. Vandoloski - Asst. Chief of Inspections Services Division JEV  
SUBJECT: Louis Mack, DEP Hearing

I wanted you to be aware that when I spoke with Dave Sait of DEP on 9/3/82, he mentioned that the DEP had representatives from the Louis Mack Co., in for a hearing on 9/2/82 to discuss unlicensed discharges from their plant.

During the hearing, the Louis Mack Co., never did admit that they had ever pumped out their holding tank into the drainage ditch and attributed the high lead levels which we have documented over the past year to "plant operational problems". Dave seemed to feel that our evidence we gathered and forwarded to the DEP demonstrated that this problem had been an ongoing one and not merely an isolated incident.

It appears that the Louis Mack Co., was told that they would have to be licensed as a treatment facility as they do process batteries and associated waste materials. In addition, the DEP is going ahead with their idea to get a consent agreement as to a monetary fine against the Mack Co.

After Jack Krueger receives our letter concerning above, I would hope that the official response we receive would be in agreement with what Dave Sait and I discussed over the phone.

JEV/dmm

cc: P. Samuel Hoffses - Chief of Inspections  
Richard Flewelling - Asst Corporation Counsel

After I had above typed, Bob Demkowitz from the Hazards Material Division of the DEP called to assure me that something would be done to preclude these unlicensed discharges in the future. Again, he reiterated about the monetary fine and also that Louis Mack "might" be forced to apply for a treatment facility license. He did answer quite candidly that no final decision had been made but felt that Jack Krueger would be able to give us an answer after he receives our letter in which we request an "official" notice on what the DEP plans to do.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Joseph Gray, Jr. Director of Planning and Urban Development      DATE: 8-30-82  
FROM: John E. Vandoloski, Assistant Chief of Inspection Services *JEV*  
SUBJECT: Workshop on Asbestos Fiber release, B.I.W. Expansion Site

I recently have been in touch with Sandy Tate of the D.E.P. Office in Portland concerning the above issue.

On September 21<sup>st</sup>, I am planning to attend a workshop which is scheduled to be held at the D.E.P. office on Commercial Street at 9:00 A.M. State D.E.P. Officials as well as B.I.W. representatives will be present to discuss what amounts of asbestos fiber release from the new facility will be permitted as well as what type of ambient air monitoring will be conducted.

At present, there are two (2) agencies which have set standards for asbestos fiber release:

1. The E.P.A. standard states there can be no visible emission of fibers into the ambient air.
2. OSHA has a guideline for asbestos fiber release inside of a work place which is "no more than 2 fibers/cubic centimeter" or 2 million fibers/cubic meter.

NOTE: In the OSHA standards, fibers must be at least 5 microns long .

I would personally feel that we should "shoot for" a 0 fiber release from ships being retrofitted. Obviously, preliminary ambient air monitoring will tell us how many asbestos fibers are present now, prior to BIW actually commencing operations.

Also, I don't feel that fibers less than 5 microns should be excluded in any sort of regulation as these fibers would most likely remain in the ambient air for longer periods of time and could also be inhaled easier.

I would appreciate any input you may have concerning this matter prior to the planned September 21<sup>st</sup> meeting. Although it is scheduled to be a workshop, I feel that the City/D.E.P. should be prepared to state what our position is regarding this extremely important issue!

cc: Stephen T. Honey, City Manager  
P. Samuel Hoffses, Chief of Inspection Services Director

CITY OF PORTLAND, MAINE  
MEMORANDUM

*Sam  
Please start on  
top of this  
Jev*

DATE: 8-11-82

TO: Sam Hoffses, Chief of Inspection Services  
FROM: John E. Vandoloski, Assistant Chief of Inspection Services *Jev*  
SUBJECT: Louis Mack Co. Illegal discharge of liquid waste.

As I mentioned to you several weeks ago, we have been collecting water samples from the drainage ditch which runs down from the Louis Mack Co. towards Warren Avenue. This testing, as I understood, was a stipulation of the original site plan review which the Planning Board agreed to before actually approving the relocation of the Mack Co. to their present site.

Several of the samples which we have taken have demonstrated an elevated lead level but as the samples were taken from surface waters below the Mack Co., I felt that these results would not necessarily substantiate that the Mack Co. was illegally discharging "hazardous materials" in the form of sulphuric acid and, or, heavy metals.

I recently spoke with Dave Sait of the D.E.P. and it appears that he has some inside information that the Mack Co. has, on more than one occasion, illegally pumped out their 10,000 gallon holding tank into the ravine which eventually drains onto property owned by Chet McAllister. Dave felt that as the large holding tank collects all liquid wastes, including rain water within the curbed area, Louis Mack has to have the tank pumped frequently and to cut down on the costs of pumping, he discharges as described above.

Dave has requested that I send him our test results as it appears that the DEP is planning to proceed with some sort of civil/criminal action. Dave was personally on the site approximately a week ago and noted a ph of over 11.0 which indicated to him that Mack Co. had over neutralized (with lime which was noted) the acid which had been illegally pumped into the ravine.

As far as I can tell, the City has no ordinance which is being violated by this illegal discharging as the acid and, or heavy metals do not run into our sewage system. However, the Planning Board might be interested in these developments as Mr. McAllister has been in close contact with Harry Cummings.

I have repeatedly told Mr. McAllister to call me at the office or even at my home as soon as he sees any illegal discharge occurring so that one of my sanitarians can see the "smoking gun", and be able to testify if the D.E.P. takes Louis Mack to court.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Stephen T. Honey, City Manager  
DATE: 8-27-82  
FROM: John E. Vandoloski, Assistant Chief of Inspection Services Division JEV  
SUBJECT: Contact with (two) 2 City Councilors regarding Louis Mack, unlicensed discharges and Chet McAllister.

During the past four (4) weeks, Councilors MacWilliams and Smith have contacted Sam Hoffses concerning possible illegal discharges from Louis Mack which eventually drain onto farmland owned by Chet McAllister. Sam has asked me to respond to their inquiry and I enclose a copy of the memo which I sent to both Councilors. (at that time, I was not aware that the City Manager wanted all City Council requests to go through him).

In conjunction with the results of one of our lab samples, as well as an on-site inspection by Dave Sait from the D.E.P., it now appears that the D.E.P. is going to enact following standards on Louis Mack:

1. Louis Mack will be licensed as a treatment facility rather than a simple recycler/storage facility. This new license classification will cost approximately \$7,000.00 and will force the Mack Co. to comply with very stringent standards as well as to provide more frequent inspections by the D.E.P. Inspection Services Division will continue with our responsibility to gather random samples of groundwater run off, have them analyzed, and report to the D.E.P. our results, if they prove to be excessive.
2. Dave Sait also said the State will probably attempt to get a consent agreement with possible fines from the Mack Co. for their past alleged, illegal discharges.

From a municipal standpoint, it appears that the only "enforcement" power we have is from the State 22 M.R.S.A. § 454, powers of the local Health Officer. I enclose a copy of this information. The main problem in applying these powers is that the Mack Co. was caught with the "smoking gun in hand". If the Mack Co. were to drain into our sewerage system, the sewer ordinance could be applied.

After returning from the Louis Mack site and Chet McAllister's farm an hour ago, I feel you should be aware of the following information.

It appears that Chet visited City Hall approximately two (2) months ago and spoke with Jed Brewster concerning the fact that a lot of washed out fill had been deposited in his field waterway by means of the City culvert which runs under Warren Avenue. Chet made the allegation that due to the fact that the City allowed the stream to be re-routed and eventually flow onto his property, he seemed to feel that the City was responsible for his waterway to be filled in so that only 4-6 inches of water now runs compared to the two (2) feet as it had before the Louis Mack Co. was allowed to build on their present site. Jed apparently told Mr. McAllister to file a claim with Corporation Counsel against the City for damages. While speaking with Chet this morning, I went away with the feeling that he was going to file a large (he mentioned the figure of \$10,000.00) claim against us which would cover his expenses to have his waterway excavated plus damages that his land has been ruined from runoff.

Page 2  
Louis Mack Co.  
August 27, 1982

from the Mack Co.

I would strongly recommend that we arrange for a meeting with other City Officials in order to discuss this case in detail.

cc: P. Samuel Hoffses, Chief, of Inspection Services Division  
Joseph Gray, Jr., Director of Planning and Urban Development  
Bill Goodwin, Associate Engineer, Department of Public Works



CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Sam Hoffses, Chief of Inspection Services  
FROM: John E. Vandoloski, Assistant Chief of Inspection Services *JEV*  
SUBJECT: Louis Mack Co. Illegal discharge of liquid waste. DATE: 8-11-82

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I have repeatedly told Mr. McAllister to call me at the office or even at my home as soon as he sees any illegal discharge occurring so that one of my sanitarians can see the "smoking gun", and be able to testify if the D.E.P. takes Louis Mack to court.



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

September 2, 1982

Mr. Robert Snow  
Philip Snow Associates  
597 Main Street  
South Portland, Maine 04106

Dear Bob;

In regards to our correspondence dated August 13, 1982 and August 24, 1982, in reference to Louis Mack Inc., regarding the additional trees which were to be planted in the 50 foot buffer zone as per your site plan, approved in April 1980, by the Planning Board, it is this Department opinion, that by September 15th 1982, substantial plantings of these trees should be completed and on September 30, 1982, completed.

During this period, Mr. Gayton Barlett of the Inspection Services Division will be making periodic inspections. If you have any questions please call Mr. Bartlett at 775-5451, Ext. 313.

Sincerely,

*Joe Gray*  
Joseph E. Gray, Jr. Director  
Planning and Urban Development

JEG/ln

cc: Dick Flewelling, Corporation Counsel  
Louis Mack Inc.  
Gayton Barlett, Inspection Services

# Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS

PHILIP P. SNOW, P.E.

ROBERT P. SNOW, R.A.

14 May 1982

P.S. Hoffacs - Chief  
Inspection Services Division  
City of Portland  
Congress Street  
Portland, ME 04101

re: Louis Mack, Inc.

Dear Sam:

Louis Mack, Inc. directed your letter of May 3 to me for response.

The drainage ditch erosion is indeed a problem. In 1980 we received approval to reroute the existing ditch around the new building. Detention basins and ditch erosion control was not a requirement then. This Project indicates why erosion control legislation has recently been enacted.

After discussing this matter with the Owner, the ditch will be lined with large sized crushed rock. The Owner will do this work very shortly with his own crew.

We presented a tree planting plan to the Planning Board as this was a Zoning Requirement, not because we wanted to do it. If you recall, Louis Mack, Inc. is the first structure in the I-4 Zone.

As you noted, you visited the site recently. Louis Mack, Inc. is a first-class, valuable commodity recycling operation. The Zoning Ordinance was clearly written around low-cost, outside storage facilities such as iron, cars or tires.

The Macks paid quite a premium for the quality building we designed for them. They are very proud of their facility and work hard to keep it well maintained. From Warren Avenue, it appears like an established manufacturing plant. On the entrance drive side and rear, the abutments are visually less attractive than our site.

Blouin leaves sheet metal shapes all over near our property line and Wick's has their bulk building material storage yard adjacent to our site.

597 MAIN STREET

50 PORTLAND, MAINE 04106

(207) 775-0438

The only unattractive area on our site is on the rear-right side. It is on the Westbrook line and facing 6 acres of undeveloped land owned by Louis Mack, Inc. Obviously, the only one negatively affected by this is the Owner.

From the very beginning, Dick and Al Mack wanted an attractive operation. They have provided a large flag pole and several landscaped areas to enhance the appearance of the building. They are proud of their building and do not want to hide it.

I realize this is a Code requirement and I would like to appeal Section 602.13B.C.2 where it refers to screening. The Owners and I feel it is important not to be lumped together with the typical junk yards.

Very truly yours,

Robert P. Snow  
RPS/rj

copy: Louis Mack, Inc.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Joseph E. Gray, Jr., Planning & Urban Development Director DATE: 8/6/82  
FROM: Charles A. Lane, Assistant Corporation Counsel  
SUBJECT: Louis Mack, Inc.

This is in response to the memorandum from Patricia Harrington dated 6/7/82. Her memorandum makes reference to a request from the architect representing Louis Mack, Inc., that his client would like to appeal from a requirement of §602.13B.C.2 of the Zoning Ordinance which requires a 50 ft. buffer strip in the I-4 Zone.

In my opinion, no administrative agency in the City presently has jurisdiction to entertain the appeal sought by Louis Mack, Inc.

The site plan in question had been approved on April 22, 1980. The request for an "appeal" was dated May 14, 1982. Section 604.8 of the Site Plan Ordinance authorizes an appeal provided that such an appeal is made within 60 days of the action in question. Since the applicant did not make his appeal within the time frame established by the Ordinance, it may not do so now, and it must comply with the site plan approved by the Planning Board.

*Chalo*

Charles A. Lane  
Assistant Corporation Counsel

CAL/ljn

*Robt. T. Snow*  
*775-0436*

*Gan:*

*Please call me on this*

*Joe*

*8/26/82 - Called Mr. Snow, Mr. Lane  
but left message for him to call me  
8/26/82 Talk with Mr. Snow, he stated  
They would be planned in the near  
future #.*

*- STAY ON THIS -  
Phil Snow -*

UNITED STATES POSTAL SERVICE  
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

- Print your name, address, and ZIP Code in the space below.
- Complete items 1, 2, 3, and 4 on the reverse.
  - Attach to front of article if space permits, otherwise attach to back of article.
  - Enclosed article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE  
USE TO AVOID PAYMENT  
OF POSTAGE, \$300



*Joseph E. Gray, Jr.*

PORTLAND PLANNING DEPARTMENT  
ROOM 211 CITY HALL  
389 CONGRESS STREET  
PORTLAND, ME. 04101

RETURN  
TO



(Name of Sender)

(Street, P.O. Box)

(City, State, and ZIP Code)

PS Form 3811, Dec. 1969

● **SENDER:** Complete items 1, 2, 3, and 4.  
Add your address in the "RETURN TO" space on rev. B50.

**(CONSULT POSTMASTER FOR FEES)**

1. The following service is requested (check one):

- Show to whom and date delivered ..... —¢
- Show to whom, date, and address of delivery.. —¢
- RESTRICTED DELIVERY**  
(The restricted delivery fee is charged in addition to the return receipt fee.) —¢

**TOTAL** \$ \_\_\_\_\_

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2. **ARTICLE ADDRESSED TO:**  
*Mr. Robert Snow*  
*Philip Snow Associates*  
*577 1/2 Main St. Portland, Me 04106*

3. **TYPE OF SERVICE:** **ARTICLE NUMBER**  
P-258-782-560

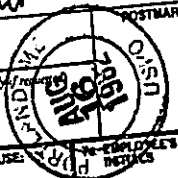
- REGISTERED  INSURED
- CERTIFIED  COD
- EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.

**SIGNATURE**  Addressee  Authorized agent

*[Signature]*

4. **DATE OF DELIVERY** **POSTMARK**  
 8/16/82 

5. **ADDRESSEE'S ADDRESS** (Only if registered)

7. **UNABLE TO DELIVER BECAUSE:**  No addressee's details

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

August 13, 1982

Mr. Robert Snow  
Philip Snow Associates  
597 Main Street  
South Portland, Maine

Dear Bob:

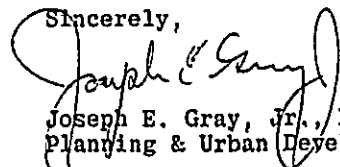
Earlier this summer you wrote Pat Harrington requesting as architect for Louis Mack, Inc. that they wish to appeal a requirement of the Zoning Ordinance, Section 602.13B.C.2 which requires a 50 foot buffer strip in the I-4 Zone. You will recall that the Planning Board, as part of their Site Plan Review, required that plantings be placed in this buffer strip.

The City's Corporation Counsel's Office has ruled that no administrative agency in the City has jurisdiction to entertain the appeal which Louis Mack, Inc. has sought.

The Site Plan was approved in April, 1980. The request for appeal was dated May 14, 1982. The Site Plan Ordinance authorizes an appeal provided such appeal is made within 60 days of plan approval. Since the appeal was not made within 60 days, it cannot be done so now Louis Mack, Inc. must comply with the Site Plan approved by the Planning Board.

I would therefore ask that as architect for Louis Mack, Inc. the plantings required in the Site Plan be completed immediately. If this is not undertaken, I will refer the question to our Corporation Counsel for legal action.

Sincerely,

  
Joseph E. Gray, Jr., Dir.  
Planning & Urban Development

cc: David Lurie, Corp. Counsel  
Louis Mack, Inc.

JEG:yfw



*Don't  
let it  
down  
Joe*

# Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS

PHILIP P. SNOW, P.E.

ROBERT P. SNOW, R.A.

24 August 1982

Joseph E. Gray, Jr., Director  
Planning & Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

re: Louis Mack, Inc.

Dear Joe:

As you probably remember, Louis Mack, Inc. was the first site in the City zoned I-4. E. Perry Iron tried to relocate to the same site 5 years before and was turned down with enormous neighborhood opposition.

The I-4 Zone calls for a 60 foot buffer strip completely surrounding the recycling operation with a natural or screen visual barrier. The zone also limits SCRAP Piles to 30 feet high. In the Intent description of the I-4 Zone, it notes "external effects which are... incompatible with (other zones). ...ensure that recycling operations do not create nuisance....." *US 44*

During the whole zone change hearings, the central theme I tried to convey was that Louis Mack, Inc. is exclusively a non-ferrous metal recycling operation. The zoning restrictions were specifically written around exterior storage yards of scrap iron and steel. From a buffer standpoint, the exterior walls of the building visually block the stored metal from the public view.

With the gun to our head, we did a buffer/landscape plan, LP-1, Rev. 7-28-80. It showed 8 foot tall white pines with one row along the front 20' o-c and 2 rows on the other 3 sides 30' o-c staggered. We put very little time into the design as we still had no idea if the zone change would be approved.

The 60 day right-to-appeal wouldn't have helped us. Until the City Officials and neighbors saw the completed building in operation, we couldn't expect an attitude change. Also the Zoning Code specifically requires the visual barrier.

597 MAIN STREET

SO. PORTLAND, MAINE 04106

(207) 775-0436

As the enclosed letter to Sam Hoffses states, the Macks are very proud of their operation and building. They have done some landscaping with shrubs and flowers. They would like to do more landscaping to enhance their site, not mask it.

On June 9, I wrote Pat asking if she had any suggestions on how we might do this. After not hearing from anyone at the City for over 2 months, I received your letter stating that no appeal could happen and we better do the visual buffer immediately or you will initiate legal action.

Louis Mack, Inc. is not a scofflaw and they are not trying to weasel out of landscaping their site. If you read my letters to Sam and Pat you would have seen this. I feel this is an interesting test of the Portland Zoning Law. It appears to discourage an attractive recycling operation by requiring total screening no matter what the appearance it has.

As an architect, I feel that zoning should encourage good design, not the opposite. I wish you would go back to your imaginative Corporation Counsel and ask if he could come up with a solution to this dilemma. There must be some legal way to let taste and opinion overrule the "letter of the law."

I have contacted Louis Mack, Inc. and we are working on a landscape plan to relocate large trees from the woods area on their property to around the building. If Portland isn't willing to do anything to change the visual barrier requirements, this work will be part of the final screening.

Very truly yours,

Bob

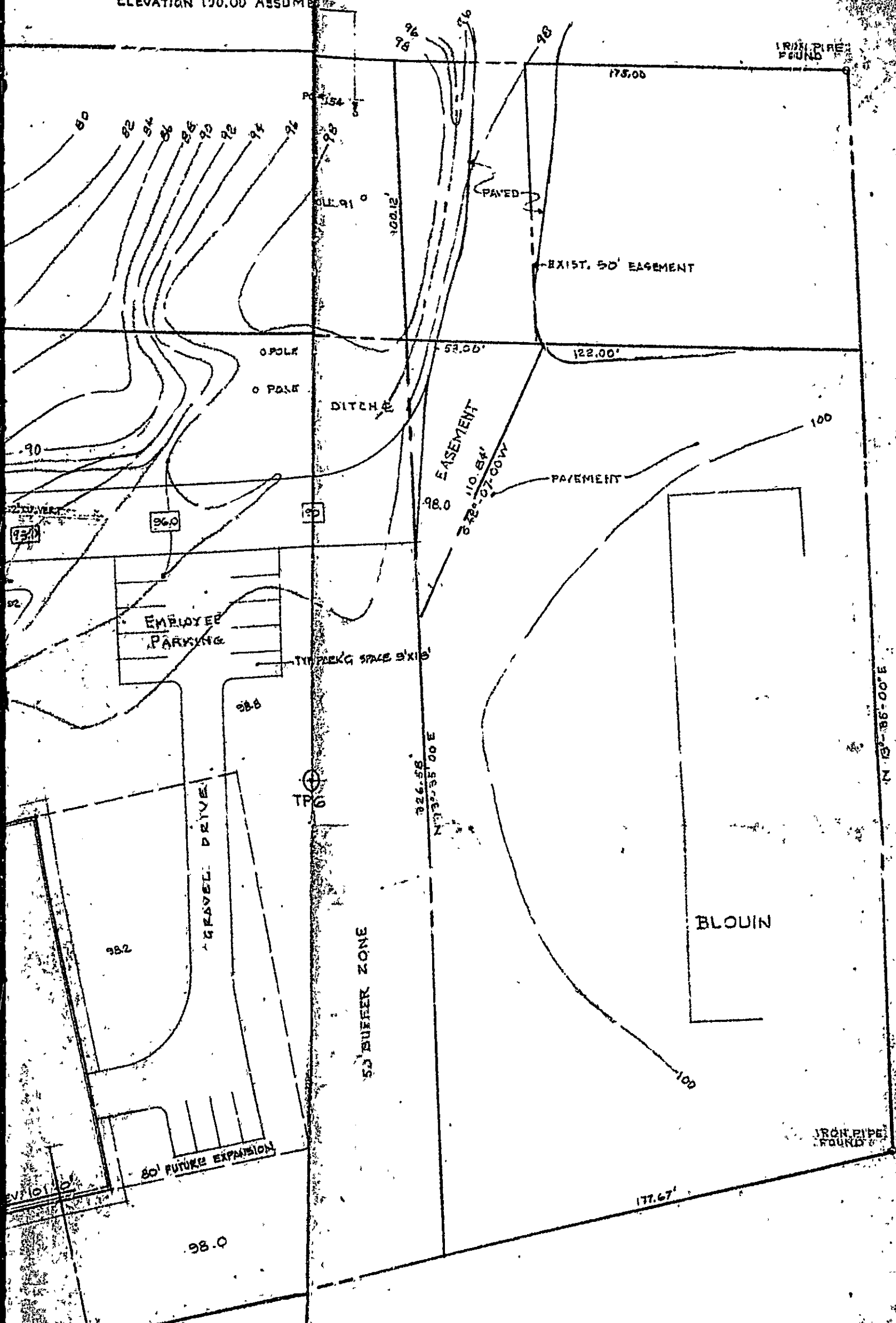
Robert P. Snow  
RPS/rj

enc. : My letter to Sam Hoffses dated 14 May 1982

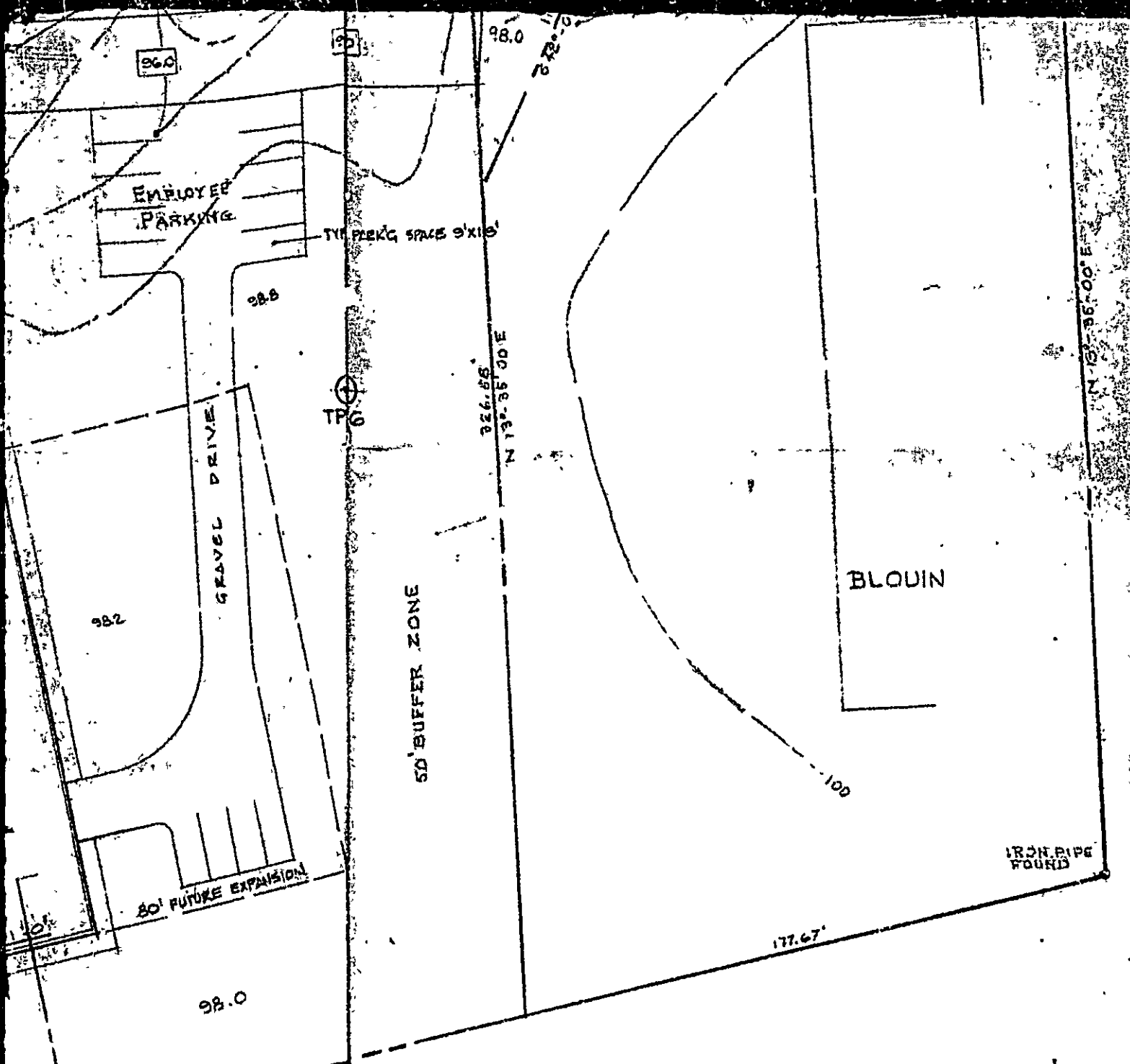
copy: Louis Mack, Inc.  
Jean Gilpatrick, Chairman of the Planning Board

BENCHMARK:

P.K. NAIL IN POLE #154  
ELEVATION 100.00 ASSUMED



RECEIVED  
 JUN 25 1980  
 DEPT. OF BLDG. INSP.

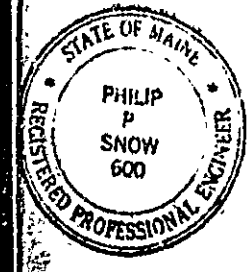


RECEIVED  
 JUN 25 1980  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

REVISED 20 MAY 1980 PACKAGE 2

RECYCLING WAREHOUSE NON-FERROUS METALS  
 LOUIS MACK COMPANY INC.  
 WARREN AVENUE PORTLAND, MAINE

SITE PLAN

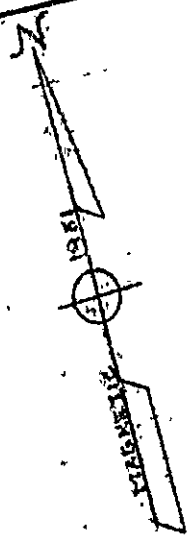


**PHILIP SNOW ASSOCIATES**  
 ARCHITECTS • ENGINEERS • PLANNERS  
 597 MAIN ST. SO. PORTLAND, ME. 04106



DESIGN S.S.D.	CHECKED	DATE 7 MAY 80	SCALE 1"=30'-0"	SHEET NO. 939
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7



WIDES

10/2/77

WARLEN AVE.

BENCHMARK:  
PK 11  
ELEV

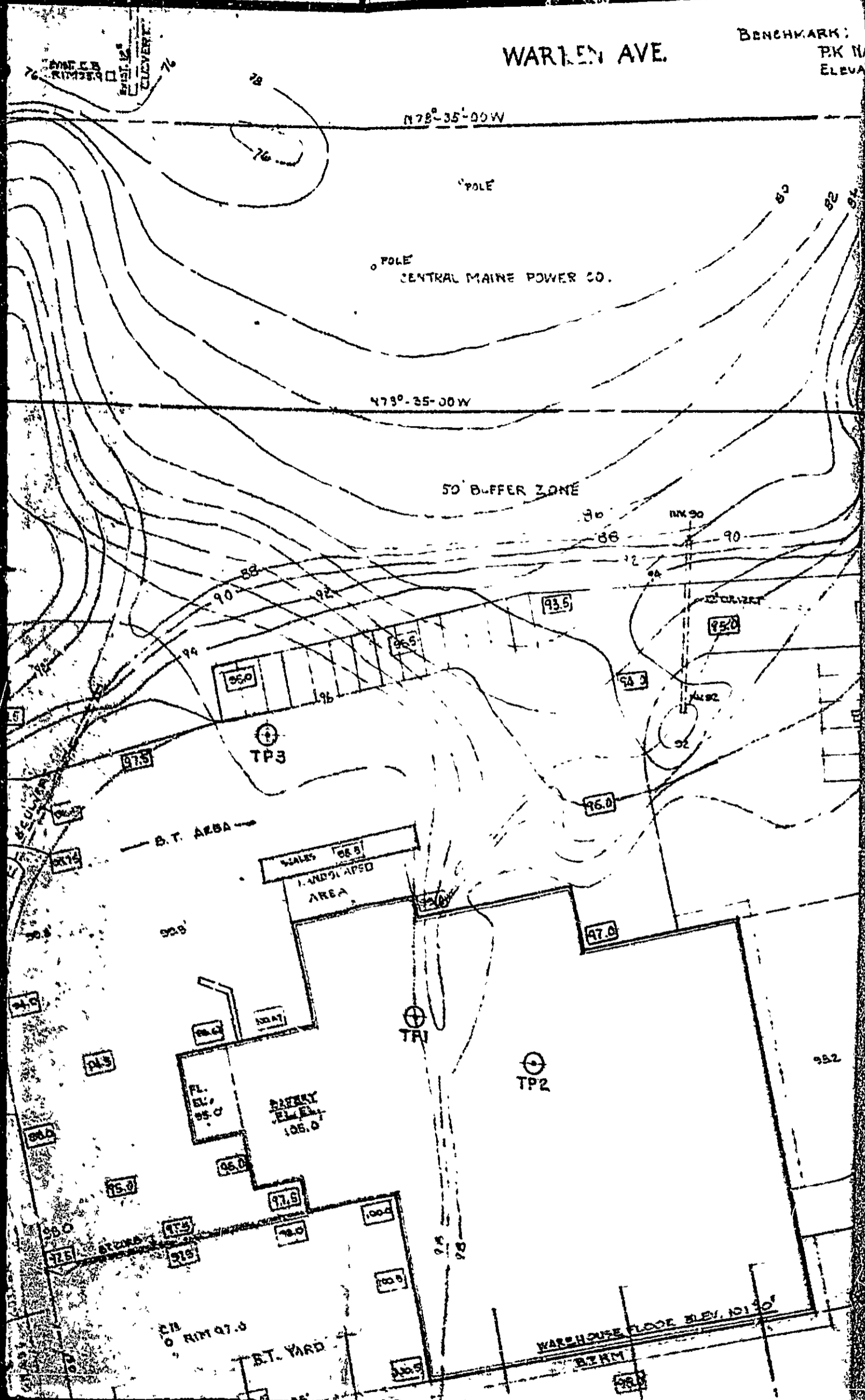
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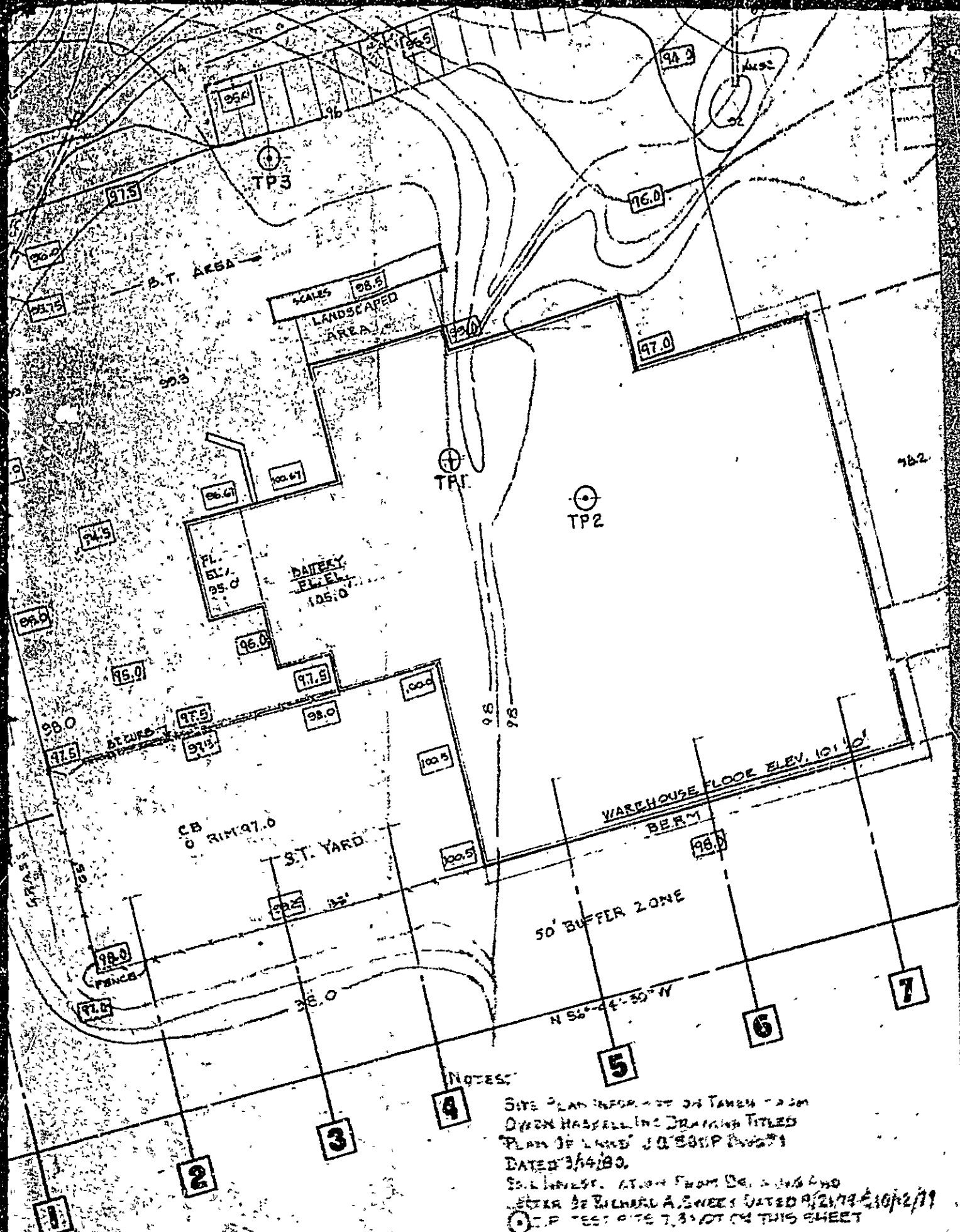
POLE

POLE  
CENTRAL MAINE POWER CO.

N78°-35'-00"W



50' BUFFER ZONE





NOTES

1 SITE PLAN INFORMATION TAKEN FROM  
 2 OPEN HASSELLING DRAWING TITLES  
 3 PLAN OF LANDS 30' 30' 30' 30'  
 4 DATED 3/4/80.  
 5 S.D. INVEST. ATION FROM DE. 1/1/80 AND  
 6 LETTER OF WILLIAM A. SNEYD DATED 9/2/79 & 10/2/79  
 7 O.P. TEST SITE 7.31/OT ON THIS SHEET

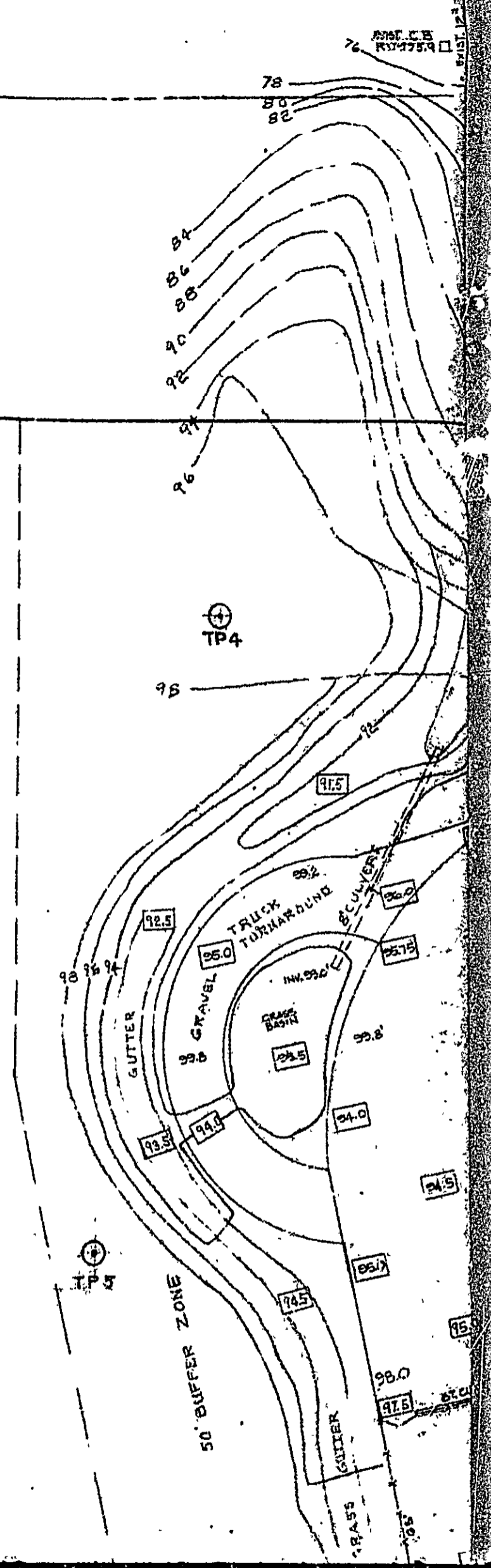
 NEW GRADES  
 EXISTING GRADES.

STATION
10.22
1168 SF
25335 SF
27493 SF
10900 SF
7000 SF
20 CARS

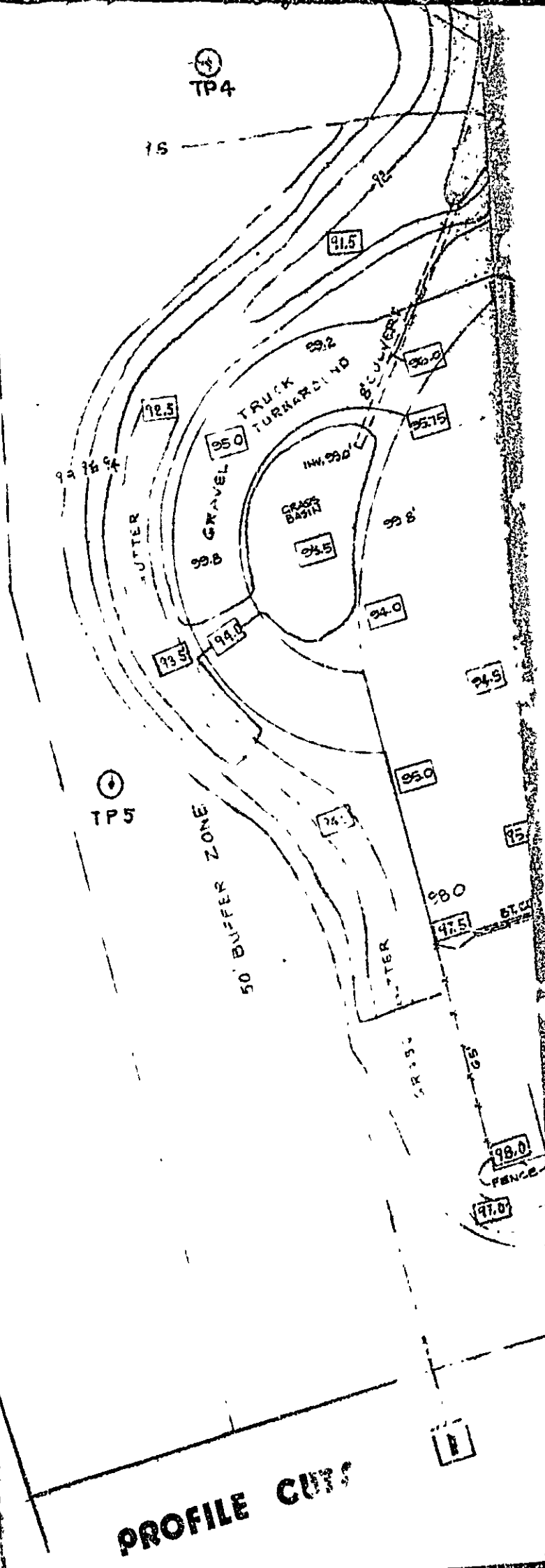
NORTHERN UTILITIES R.O.W.

PORTLAND PIPE RIVER  
 MAINE POWER

SEASONAL HIGH WATER TABLE (ft)	IMPERVIOL LAYER (IN)	BEDROCK (IN)	SLOPE %
3	16	-	0-3
2	20	-	0-3
1	18	-	0-3
9	16	-	0-3
1	16	-	0-3



NO. 1  
 MAINE POWER  
 PORTLAND PIPE R/W



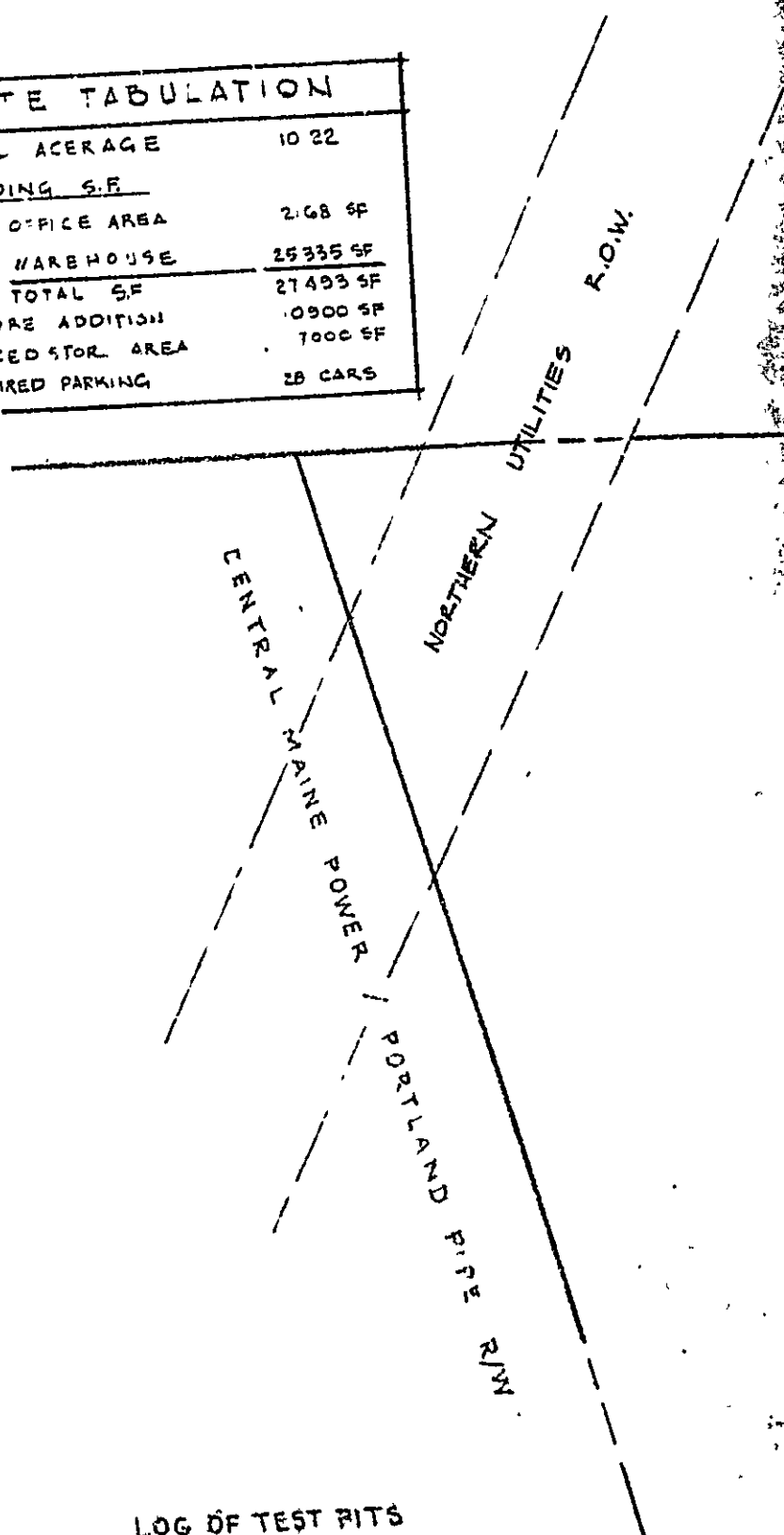
OF TEST PITS

LOCATION	SEASONAL HIGH WATER TABLE (ft)	IMPERVIOUS LAYER (IN)	DEPTH (ft)	DEPTH TO
CLAY LOAM SAND SILT-CLAY (FIRM)	4	10	--	0-3
CLAY LOAM SAND SILT-CLAY (FIRM)	2	20	--	3-3
CLAY LOAM SAND SILT-CLAY (FIRM)	3	13	--	0-3
CLAY LOAM SAND SILT-CLAY (FIRM)	4	0	--	0-3
CLAY LOAM SAND SILT-CLAY (FIRM)	1	16	--	0-3
CLAY LOAM SAND SILT-CLAY (FIRM)	2.5	28	--	0-3
CLAY LOAM SAND SILT-CLAY (FIRM)	0	--	--	0-3
CLAY LOAM SAND SILT-CLAY (FIRM)	6	--	--	0-3
CLAY LOAM SAND SILT-CLAY (FIRM)	12	21	--	0-3

PROFILE CUT



SITE TABULATION	
TOTAL ACERAGE	10.22
<b>BUILDING S.F.</b>	
OFFICE AREA	2,68 SF
WAREHOUSE	25,335 SF
TOTAL SF	27,493 SF
FUTURE ADDITION	1,090 SF
FENCED STOR. AREA	7,000 SF
REQUIRED PARKING	28 CARS



LOG OF TEST PITS

No.	DESCRIPTION	SEASONAL HIGH WATER (INCHES)	IMPERVIOUS LAYER (IN)	BEDROCK (F.T.)	SLOPE %
1	0-5 FINE SANDY LOAM 5-16 COARSE SAND 16-54 SANDY SILT-CLAY (FIRM)	4	16	--	0-3
2	0-11 FINE SANDY LOAM 11-20 COARSE SAND 20-32 SANDY SILT-CLAY (FIRM)	2	20	--	0-3
3	0-7 FINE SANDY LOAM 7-13 SILT LOAM 13-41 SILT-CLAY (FIRM)	3	13	--	0-5
4	0-9 SANDY SILT LOAM 9-16 SILT LOAM 16-48 SILT-CLAY (FIRM)	9	16	--	0-3
5	0-8 SANDY SILT LOAM 8-16 SILT LOAM 16-83 SILT-CLAY (FIRM)	1	16	--	0-3
	0-16 SANDY SILT LOAM 16-28 FINE SAND 28-52 FINE SAND TO SILT-CLAY (FIRM)	28	28	--	0-3

LOG OF TEST PIT B

NO.	INCHES	DESCRIPTION	DEPTH FROM SURFACE (ft)	DEPTH FROM SURFACE (ft)	DEPTH FROM SURFACE (ft)	DEPTH FROM SURFACE (ft)
1	0-5	FINE SAND LOAM	4	10	15	20
2	5-16	COARSE SAND	8	18	25	30
	16-24	SANDY SILT (CLAY)				
3	0-11	FINE SAND LOAM	8	18	25	30
	11-20	COARSE SAND				
4	0-7	FINE SANDY LOAM	8	18	25	30
	7-19	SILT LOAM				
5	0-9	SANDY SILT LOAM	8	18	25	30
	9-16	SILT LOAM				
6	0-8	SANDY SILT LOAM	8	18	25	30
	8-16	SILT LOAM				
7	0-16	SANDY SILT LOAM	8	18	25	30
	16-23	SANDY SILT LOAM				
8	0-4	SANDY SILT LOAM	8	18	25	30
	4-13	SANDY SILT LOAM				
9	0-4	SANDY SILT LOAM	8	18	25	30
	4-13	SANDY SILT LOAM				

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Walter Hilton, Chief, Building & Inspection Services Department

DATE:  
July 11, 1980

FROM: Warren J. Turner, Planning Department

SUBJECT: Louis Mack & Co. Site Plan for Warren Avenue & Portland-Westbrook City Line Site

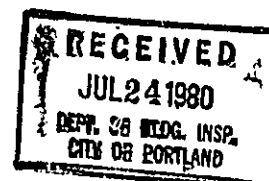
At their meeting of April 22, 1980, the Portland Planning Board voted unanimously to approve the final site plan for Louis Mack & Co. Inc. for the site on Warren Avenue near the Westbrook-Portland City Line for a non-ferrous metals recycling center subject to the following conditions:

1. Two "Trucks Entering" warning signs will be installed on Warren Avenue by the applicant in accordance with the request by the City Traffic Engineer.
2. Lighting which may be installed will be directional and downward away from Warren Avenue.
3. Two holding tanks will be installed in accordance with the requirements of the local Plumbing Inspector and the Health Engineering Division of the State Department of Human Services in Augusta.

It is our understanding here in the Planning Department that additional trees will be planted in the 50 foot buffer zone area to supplement those which now exist on the site. The Director of Public Works assured the Planning Board that this project would be monitored by that Department at frequent intervals.

*Warren J. Turner*  
Warren J. Turner  
Planning Department

Enclosure  
Site Plan Review Form  
cc: Robert Snow, Philip Snow & Associates  
Douglas Mason, Planning Department



CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

(FILL IN BELOW) FOR LOCAL PLUMBING, INC. 0-15-00

Applicant: Local Plumbing, Inc. Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Address of Proposed Site: \_\_\_\_\_

Proposed Use of Site: \_\_\_\_\_ Site Identifier(s) from Assessors Maps: \_\_\_\_\_

Acreage of Site / Ground Floor Coverage: \_\_\_\_\_ Zoning of Proposed Site: \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes (  ) No Proposed Number of Floors: \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes (  ) No Total Floor Area: \_\_\_\_\_

Planning Board Action Required: (  ) Yes ( ) No *Zone Change approved by City Council*

Other Comments: To be monitored by Public Works - Use of Holding tanks subject to approval by local Plumbing Inspector.

Date Dept. Review Due: JUNE 25 1980

PLANNING DEPARTMENT REVIEW

June 25, 1980  
(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

REC'D  
JUN 25 1980  
DEPT. OF BLDG. Insp.  
CITY OF PORTLAND

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓		✓			✓	✗	✓	✓	
APPROVED CONDITIONALLY				✓		✓	✓		✓			CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: Two Trucks Entering signs to be provided on Warren Avenue, per Traffic Engineer  
Additional trees to be provided in 50' buffer area. Final site plan approved by Planning Board on April 27, 1980. see memo attached herewith. Lighting will be installed & directed downward and away Warren J. Turner from Warren Ave.

SIGNATURE OF REVIEWING STAFF/DATE: \_\_\_\_\_  
 PLANNING DEPARTMENT COPY 7/11/80



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 750 Warren Avenue

Issued to **Louis Mack Inc.**

Date of Issue

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **80/540**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Warehouse for storage of metals

Limiting Conditions:

Temporary - Finish EM. Lots  
Finish Pull Stations  
signs

This certificate supersedes  
certificate issued

Approved:  
1-19-80  
(Date)

*M. Schmitt*  
Inspector

*Th. James P. Collins*  
*W. H. D. S.*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



# APPLICATION FOR PERMIT

**PERMIT ISSUED**

JUL 18 1980

B.O.C.A. USE GROUP .....

00 340

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION F-4 PORTLAND, MAINE, ..June. 25, 1980

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 750 Warren Avenue ..... Fire District #1 , #2   
 1. Owner's name and address ..... Louis Mack, Inc. - 36 Union St. Telephone 775-0436  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address .. Philip Snow Assoc. - 597 Main St. Telephone same  
 4. Architect ..... Specifications 30. Portland 04106 No. of sheets .....  
 Proposed use of building warehouse for storage of metals No. families .....  
 Last use ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot ..... Fee \$ 2,251.00  
 Estimated contractual cost \$ 500,000

FIELD INSPECTOR—Mr. Marge

### GENERAL DESCRIPTION

This application is for:

- Dwelling .....
- Garage .....
- Masonry Bldg. ....
- Metal Bldg. ....
- Alterations .....
- Demolition .....
- Change of Use .....
- Other warehouse - storage of metals

@ 775-5451 Ext. 234  
 To construct block building, 27,000 square feet to be used for storage warehouse, storage of metals, Stamp of Special Conditions  
 concrete → Dayton Sand & Gravel RFD #1 Hollis Center 499-2306

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4   
Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
 Is connection to be made to public sewer? ..... If not, what is proposed for sewer? .....  
 Has septic tank notice been sent? ..... Form notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof .....  
 Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
 Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ... number commercial cars to be accommodated ...  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

### APPROVALS BY:

DATE .....  
 BUILDING INSPECTION—PLAN EXAMINER .....  
 ZONING: Old Insp. 7/11/80 .....  
 BUILDING CODE: .....  
 Fire Dept.: .....  
 Health Dept.: .....  
 Others: .....

### MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant Philip Snow ..... Phone # ..... same ..  
 Type Name of above ... Philip Snow Associates ..... 1  2  3  4   
 Other .....  
 and Address .....

FIELD INSPECTOR'S COPY

NOTES

7-28-80 started work without permit. but of line SAID not to work without it -> gave them site plan review - 10/27/80 permit has been completed as of 11/10/80 - SAID to contract MP. Snow about any questions on concrete - spoke to Mr. Snow - he SAID the concrete wasn't even to be used for structural purposes - to be used

Permit No 80/540  
Location 950 McLaughlin  
Owner James Macbride  
Date of permit 6-25-80  
Approved 7-18-80

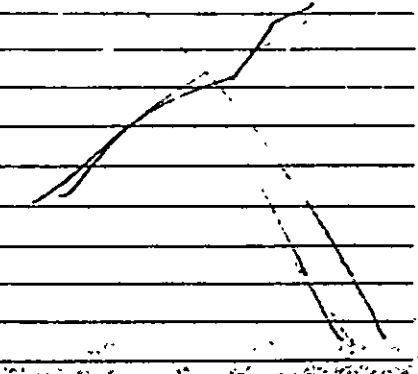
more for its use - he wanted to talk to Mr. Helm  
7-30-80 Walter gave me a list of 11 things to check when they pour - want to City -> not going to pour today - I gave them my card to call me before they pour the next time -> come here next week

1-15-81 Met Bob Snow at site -> Needs mech ventilation in bath - is fire stopping office - needs exit lights & signs - Needs pull stations - Needs lights outside doors -  
4-14-81 HAS emergency lights up - Notified G Collins on approving proper placement

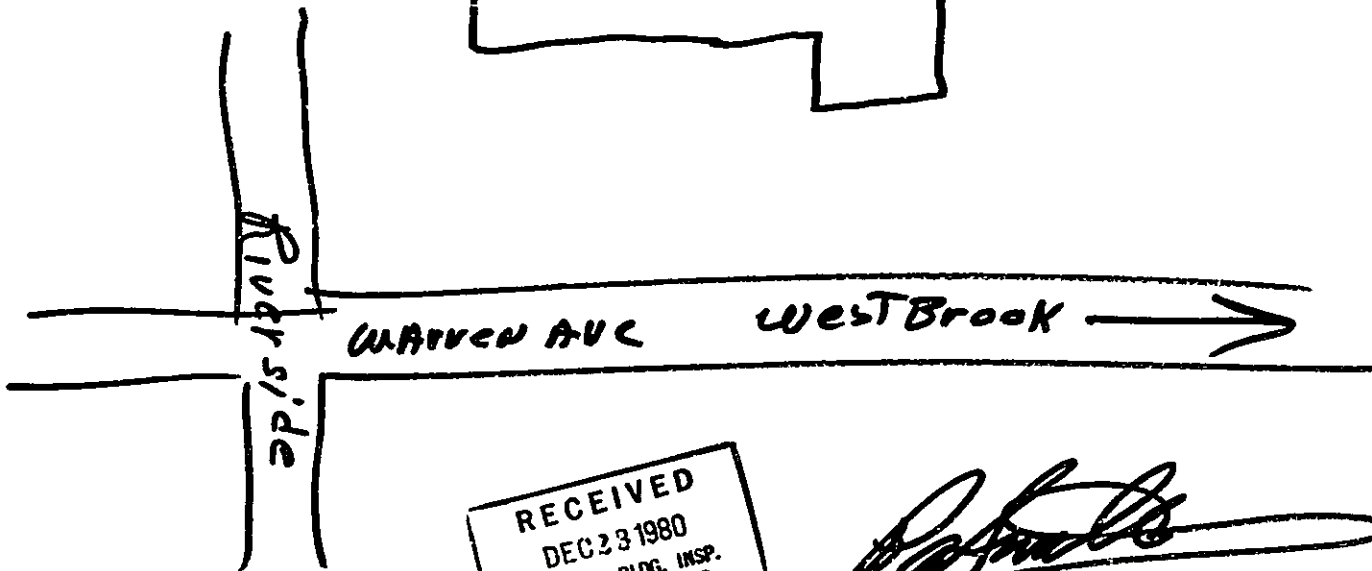
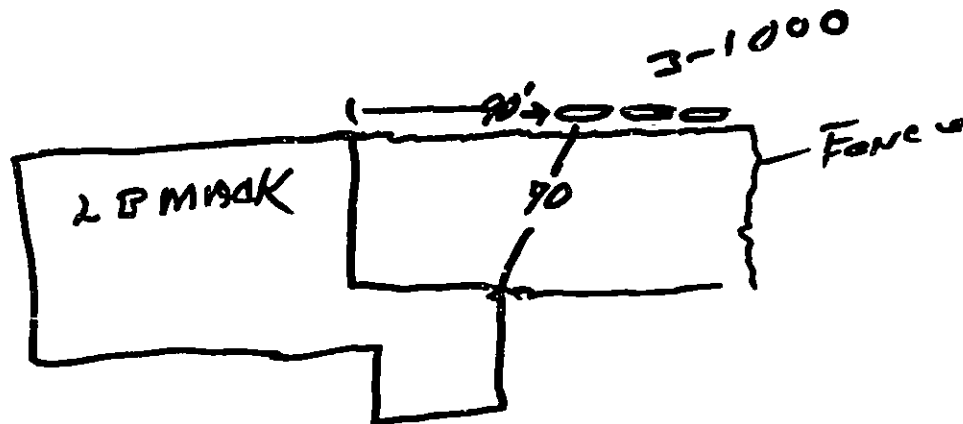
8-21-80 Still working on masonry block - not steel up yet -  
9-18-80 Still working on masonry - still no steel -> probably be ready in next couple weeks - Needs to pour footing pads -

11-25-80 Steel is up - welds roof decking - just started she & plumb

12-16-80 Bob Snow (Arch) wanted me to see the ph for a C.O -> not worth calling for - just studded walls in



Proposed location  
3-1000 gal  
PROPANE STORAGE  
By MAIN GAS



RECEIVED  
DEC 23 1980  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

*[Handwritten signature]*





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

DEC 29 1980

B.O.C.A. TYPE OF CONSTRUCTION ..... 1087

ZONING LOCATION ..... PORTLAND, MAINE, Dec. 23, 1980

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 750 Warren Avenue Fire District #1 [ ] #2 [ ]
1. Owner's name and address Louis Mack Co., Inc. - same Telephone ...
2. Lessee's name and address Telephone ...
3. Contractor's name and address Maingas - Rte 302 No. Windham, Me. Telephone 892-6744.
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 4.00

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 3
Dwelling Ext. 234 To install 3 - 1,000 gal. propane
Garage bulk storage tanks as per plans
Masonry Bldg. 1 sheet of plans.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept. St. James P. Collins to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Phone # same
Type Name of above Maingas - Robert Smith 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other
and Address

FIELD INSPECTOR'S COPY



received Late  
7-24-80

MARGE -

of N concrete for Louis Mack  
project - see if mixing time on road  
exceeds 1 1/2 hr. at 85° weather  
1 hr at 85° + weather

Have received complaints <sup>from Cook Concrete</sup> THAT supplier  
Dayton Redimix is over 1 hr. from  
project. They AND get copies of SLIPS  
received from Trucks on past deliveries.

Also see how much water each truck carries  
for on site mixing.

1500 gal high

Not using it structurally

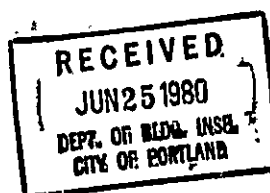
INSTRUCTIONS TO BIDDERS

Louis Truck Inc.

7 May 1980

Sections 0520 Open Web Joists  
0530 Metal Decking  
0550 Metal Fabrication  
0551 Erection

1. Bids will be opened at the office of the Architect & Construction Manager - Philip Snow Associates, Friday May 16, 1980 at 2:00 PM.
2. Proposals to be entitled to consideration must be in accordance with the following instructions.
  - a. Before submitting a proposal, bidders shall carefully examine the Drawings and Specifications, fully inform themselves as to the existing conditions and limitations. Bidders shall include in their proposal a sum to cover the cost of all items to be included in the Contract.
  - b. Should a bidder find discrepancies in, or omissions from the Drawings or Documents, or should he be in doubt as to their meaning, he should at once notify the Architect, who will send a written instruction to all bidders. The Architect will not be responsible for any oral instructions.
  - c. The Owner does not obligate himself to accept the lowest or any bid.
3. Payments
  - a. Provisions will be made in the agreement for payments on account monthly based on money value of work completed less 10%. Final 10% will be paid upon completion and acceptance by the Construction Manager.
4. Special Instructions
  - a. All sections except 0551 shall be quoted F.O.B. truck job site.
  - b. Section 0551 shall provide power for welding equipment.
5. Construction Documents are available for inspection at the Dodge Office, Thompson's Point, Portland and the Architect. If copies are desired, they may be purchased for \$1.50 per drawing and 15¢ per spec. sheet. Postage & handling extra.



STEEL JOISTS  
SECTION 0520 OPEN WEB JOISTS

PART 1 GENERAL

1.1 SCOPE

- a. Related work specified elsewhere.
  - 1. Metal Decking - Section 0530
  - 2. Bearing Plates, Bridging, Connections, etc. - Section 0550

1.2 REQUIREMENTS OF REGULATORY AGENCIES

- a. Steel Joists Institute
  - 1. Materials and fabrication shall conform with the latest S.J.I. Specifications.
- b. American Institute of Steel Construction
  - 1. Materials & fabrications shall conform with latest open web steel joist specs.

1.3 SUBMITTALS

- a. Submit 6 complete joist layout including sizes, details, bridging locations, etc.

PART 2 PRODUCTS

2.1 MATERIALS

- a. Steel Joists - Type H and LH as shown on drawings.
- b. H & LH Series Bridging - Per manufacturers requirements.
- c. Shop paint - 1 coat Zinc Chromate Primer #25; Primec #99 or equal.
- d. Joist extensions - Extend bottom chords where shown on Drawings.

PART 3 EXECUTION

3.1 INSTALLATION

- a. Joist installation by others.

SECTION 0550 METAL DECKING

PART 1 GENERAL

1.1 REQUIREMENTS OF REGULATORY AGENCIES

a. Steel deck Institute

1. Manufacture deck according to S.D.I. Code.

1.2 SUBMITTALS

- a. Submit structural data & 6 coibs layout drawings for approval.

PART 2 PRODUCTS

- 2.1 METAL DECK - 22 gauge wide rib deck (Type B) specific manufacturer's type may have slightly different properties.

- 2.2 Finish - Scour & treat to effect good mechanical bond with primer. Follow with manufacturer's standard prime coat and bake to cure.

SECTION 0530 METAL DECKING

PART 1 GENERAL

1.1 REQUIREMENTS OF REGULATORY AGENCIES

a. Steel Deck Institute

1. Manufacture deck according to S.D.I. Code.

1.2 SUBMITTALS

- a. Submit structural data & 6 coils layout drawings for approval.

PART 2 PRODUCTS

2.1 METAL DECK - 22 gauge wide rib deck (Type B) specific manufacturer's type may have slightly different properties.

2.2 Finish - Scour & treat to effect good mechanical bond with primer. Follow with manufacturer's standard prime coat and bake to cure.

DIVISION 5 METALS

SECTION 0550 - METAL FABRICATION

PART 1 GENERAL

1.1 SCOPE

- a. Related work specified here.
  - 1. Metal stairs, ladders, rails
- b. Related work specified elsewhere.
  - 1. Metal Joists - Section 0530
  - 2. Bollards - Section 0336

1.2 REQUIREMENTS OF REGULATORY AGENCIES

- a. "Specifications for the design, fabrication and erection of structural steel for buildings" by The American Institute of Steel Construction.
- b. "Standard code for arc and gas welding in building construction" by the American Welding Society.

1.3 SUBMITTALS

- a. 6 complete shop drawings of all work shall be submitted to Architect and must be approved prior to beginning fabrication.

PART 2 PRODUCTS

2.1 MATERIALS

- a. STRUCTURAL STEEL FOR ALL WORK except as otherwise noted shall conform to A.S.T.M. Specification A36.
- b. SHOP PAINT shall be P & L zinc chromate primer #25, Tnemec 99 or equal.
- c. All angles, gussets, beam and column connectors, caps and base plates and all bolts and welds shall be as approved by the applicable agencies under Paragraph 1.2.
- d. Steel Stairs - See detail 2 Sheet #4.
- e. Built-in-ladders, rails, handrails - See drawings.
- f. Corner guard protectors - 4" x 4" x 3/8" x 4 ft. high angle.
- g. Joist bearing plates - See Drawings.
- h. Joist extensions, bridging supports, deck supports at walls - 3" x 3" x 5/16" x 6" long clip angles, as located on Drawings.



- i. Struts - As detailed on Drawings.
- j. Steel Lintels - As shown on Drawings.
- k. Loading Dock & Pat Angles - 4" x 4" x 5/16" continuous.

PART 3 EXECUTION

3.1 FABRICATION

- a. Fabrication shall be in accordance with the A.I.S.C. Publication above. Paint all steel one coat of shop paint before delivery.
- b. Refer to structural shop drawings for fabrication information.
- c. Grind all exposed welds smooth.

SECTION 0551 - ERECTION

PART 1 GENERAL

1.1 SCOPE

- a. Related work specified elsewhere
  - 1. Open Web Joists - Section 0520
  - 2. Metal Decking - Section 0530
  - 3. Metal Fabrication - Section 0550

1.2 REQUIREMENTS OF REGULATORY AGENCIES

- a. Steel Joist Institute
  - 1. Erection shall conform with the latest "J.I. Specifications.
- b. Steel Deck Institute
  - 1. Deck installation shall conform to S.D.I. Erection Spec.
- c. American Institute of Steel Construction
  - 1. Erection shall conform to A.I.S.C. latest specification.
- d. Occupational Safety & Health Administration
  - 1. Erection, connections, and welding shall conform with the latest standards.
- e. American Welding Institute
  - 1. Standard code for arc and gas welding in building construction.

PART 2 PRODUCTS

2.1 MATERIALS

- a. As specified above and approved by applicable agencies under Paragraph 1.2.

PART 3 EXECUTION

3.1 INSTALLATION

- a. Installation shall be in accordance with approved shop drawings.
- b. Installation shall be in accordance with Paragraph 1.2 Publications.
- c. Install Joists where shown on Drawings. Stagger joists on beams less than 5" wide, butt otherwise.

Install ... with 1/2" fillet weld to each side.

- e. Install bridging as shown on Drawings.
- f. Weld or screw deck to steel supports per shop drawing layout.
- g. Install all structural steel, coordinate with joints, channels, etc. All work shall be level, plumb and rigid.
- h. Install angle struts at high wall in battery building. Coordinate with translucent panel structure as detailed.
- i. Install steel channel raming at head of rolling steel door #1.
- j. Connect steel beams, columns, etc. as detailed on Shop Drawings.

Louis Mack Inc.

INSTRUCTIONS TO BIDDERS

20 May 1980

Sections 0220 Earthwork  
0330 Cast-In-Place Concrete

1. Bids will be opened at the office of the Architect & Construction Manager-Philip Snow Associates, Friday May 30, 1980 @ 2:00.
2. Proposals to be entitled to consideration must be in accordance with the following instructions.
  - a. Before submitting a proposal, bidders shall carefully examine the Drawings and Specifications, fully inform themselves as to the existing conditions and limitations. Bidders shall include in their proposal a sum to cover the cost of all items to be included in the Contract.
  - b. Should a bidder find discrepancies in, or omissions from the Drawings or Documents, or should he be in doubt as to their meaning, he should at once notify the Architect who will send a written instruction to all bidders. The Architect will not be responsible for any oral instructions.
  - c. The Owner does not obligate himself to accept the lowest or any bid.
3. Payments
  - a. Provis'ns will be made in the agreement for payments on account monthly based on money value of work completed less 10%. Final 10% will be paid upon completion and acceptance of the work by the Construction Manager.
4. Construction Documents are available for inspection at the Dodge Office, Thompson's Point, Portland and the Architect. If copies are desired, they may be purchased for \$1.50 per drawing and 15¢ per specifications sheet. Postage & Handling extra.

**DIVISION 2 SITE WORK**

**SECTION 0220 EARTHWORK**

**PART 1 GENERAL**

**1.1 SCOPE**

- a. Related work specified elsewhere (to be bid later)
  - 1. Paving and walks - Section 0260
  - 2. Fencing - Section 0270
  - 3. Lawns and Planting - Section 0280
  - 4. Sanitary Drainage - Section 1530
  - 5. Electrical underground work - Section 1640
- b. Related work specified elsewhere
  - 1. Concrete work - Section 0330

**1.2 PROTECTION**

- a. Adequate protection measures shall be provided to protect workmen and the general public. Streets, sidewalks and adjacent property shall be fully protected throughout the operations.
- b. Shoring, sheeting and bracing shall be provided as necessary to prevent caving, erosion and gulying of sides of excavation. Keep excavation free of water during entire progress of work.

**1.3 REQUIREMENTS OF REGULATORY AGENCIES**

- a. City of Portland - Storm water system & gas - Oil separator shall meet requirements.
- b. American Association of State Highway Officials
  - 1. Gray Iron Casting - Spec. Des. M105 Class 30
  - 2. Compaction - AASHTO T 180
- c. Telephone Entrance - N.E. Telephone Co. requirements.
- d. Electric Service - Central Maine Power requirements.

**1.4 UTILITY WORK**

- 1. Water service from Warren Avenue to water meter is part of this specification.
- 2. Installation of sanitary holding tank by Owner is part of this specification.

3. All storm water work outside foundation walls (12" beyond) including catch basins, gas - Oil separator, fill, etc. Piping to separator shall be by plumber.
4. Provide all machine digging & fill for plumber for storm and sanitary work in building. Hand digging will be by plumber.

## PART 2 PRODUCTS

### 2.1 FILL MATERIALS

- a. Fill under concrete slabs - 11" clean bank-run gravel graduated from sand at top to rough, 3" max. gravel, on top of which shall be 1" of clean sand.
- b. Fill under pavings - 12" gravel graduated from 3" max. stones at bottom to sand at top.
- c. Fill in landscaped area - 2'-0" existing topsoil.
- d. Fill over all disturbed areas except paved and gravel areas - 6" existing topsoil.
- e. All other fill including backfill to bring grade up to 12" from underside of slabs and paving shall be free from roots, wood scrap material, and other vegetable matter and refuse. Fill, backfill or embankment under concrete slabs on grade and pavements shall conform to the following: Liquid limit shall not exceed 35% plasticity index shall not be less than 12% but no more than 25% by weight shall be finer than No. 200 sieve. Remove all stones larger than 6" in trenches and backfill.
- f. Note - Coarse sand capable of being properly compacted may be substituted for gravel if approved by Architect.

### 2.2 UTILITY MATERIALS

- a. Catch basins & Gas-Oil Separator - precast concrete meeting City Requirements.
- b. Catch basin covers - Etheridge Foundry E 24 & 39 including frame. Manhole covers - Etheridge E 24 & 39.
- c. Water Service - Plastic pipe approved by Water Company.
- d. Storm Lines - Schedule 40 PVC or ARS or approved equal.
- e. Culverts - 16 ga. galvanized corrugated steel, asphalt coated.
- f. Conduits under paving - Schedule 40 PVC.

### 2.3 WATERPROOF SHEET - Sisalkraft - Moistop

## PART 3 EXECUTION

### 3.1 CLEARING

- a. All trees, logs, shrubs, and brush within the work area shall be removed. Stumps shall be removed entirely. Roots and matted roots shall be grubbed out to at least 18 inches below the new surface. Brush, refuse, stumps, roots and timber shall be dumped in fill area on North side of parking area.
- b. Strip topsoil & stockpile away from work area. Rototill 3 times before spreading.

### 3.2 EXCAVATION

- a. Excavate to lines and levels necessary for the proper construction of the work. Excavate footings, as shown on Drawings, to undisturbed existing soil. Remove organic soil from bottom of footings. Architect will inspect bottom of footing trenches and approve same prior to pouring footings.
- b. Utility line trenches shall be by this Contractor. All trenches shall be of necessary width for proper laying and inspection of pipe and banks shall be as nearly vertical as practicable. The bottom of trenches shall be accurately graded and shall provide uniform bearing and support for each section of pipe. Depressions for the pipe joints shall be dug after grading has been done.
- c. Excavate for scales pit where shown.

### 3.3 FILLING

- a. Fill under pavings, concrete & backfill shall be installed in 9" maximum uncompacted lifts and compacted to 95% density.
- b. Fill under lawns, banks and other areas in 9" maximum uncompacted lifts and compacted to 92% density.
- c. Backfilling of trenches shall progress as rapidly as the construction and testing of the work permit. Cover pipes and entire bottom of trench to 6" above top of pipe with dry sand. Cover bottom of trench with 2" leveling sand. Fill above sand with gravel.
- d. Blacktop yard - Install 6" compacted clay layer directly under specified base. Set sloped ring of catch basin on spacers & install 8 ft. waterproof sheet around basin & turn into basin under spacers. Purpose is to direct water under paving into catchbasin.
- e. Spread rototilled topsoil over all disturbed areas.

3.4 MISCELLANEOUS

- a. Baler pits are low point of excavation. Keep pits free of water until backfilled.
- b. Install entrance drive to site first. Access to site must enter over easement shown.
- c. Protect fill banks to prevent erosion.
- d. Redirect drainage ditch to around project where shown before beginning building excavation.
- e. Where culverts outlook, surround with approximately 6" stones and cover pipe opening with 2 x 2 - 16/16 galvanized welded wire fabric.
- f. Grade base under paving to 1 inch tolerance. Fine grading by paving contractor. Added sand necessary shall be by earthwork.
- g. Seal ends of conduits & note location until wiring completed.



DIVISION 3 CONCRETE

SECTION 0330 CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.1 SCOPE

- a. Related work specified elsewhere (To be bid later)
  - 1. Concrete floors - Section 0336
  - 2. Concrete stairs & aprons - Section 0336
  - 3. Scales Pits
- b. Related work specified elsewhere
  - 1. Earthwork - Section 0330
- c. Related work specified here
  - 1. Waterproofing baser pits
  - 2. Dampproofing foundations

1.2 REQUIREMENTS OF REGULATORY AGENCIES

- a. All work shall be done according to the recommended standards of the A.C.I. and all materials shall meet the standards of the A.C.I. or A.S.T.M. numbers listed.

1.3 SUBMITTALS

- a. Submit shop drawings of all reinforcing of concrete for Architect's approval.

PART 2 PRODUCTS

2.1 CONCRETE MATERIALS

- a. Portland Cement - shall consist of a standard brand conforming to ASTM C150, Type 2.
- b. Fine Aggregate Sand clean, washed, sharp, free from loam, clay, organic impurities and shall conform to ASTM Spec. C33.
- c. Coarse Aggregate clean, crushed stone, meeting ASTM C33 standards, Sized below.
- d. Water shall be clean and potable.

- E. Reinforcing Steel - Deformed type meeting ASTM A305 specifications. Bars shall be fabricated in accordance with ACI Standards #315 for detailing.
- f. Reinforcement Accessories - bar supports, chairs, spacers, etc. shall be in accordance with ACI Standards #315 Equal to Dayton Sure-Grip Co.

## 2.2 FOUNDATION COATING

- a. Non-Fibrated Emulsion Type - Celotex Super Ebontex, Sonneborn-Contech Tydrocide Black 600 or Equal.

## 2.2. BALER PIT WATERPROOFING

- a. 1/16" thick Thermoplastic sheet type - Carlisle Sure-Seal Butyl Rubber, Grace Bituthene, Rubber & Plastics Compound Co. Nervastral .0625" or equal.
- b. Adhesive - As directed by manufacturer.
- c. Joint material - Use tape and sealant where manufacturer directs.

## 2.4 MIXING CONCRETE - All concrete mix designs shall be proportioned in accordance with Sections 4.3 & 4.4 of ACI 318-77.

### a. Footings, Foundation Walls

1. Stone concrete 3000 PSI at 28 days.
2. Course aggregate 1 1/2" to 3/4".

## PART 3 EXECUTION

### 3.1 PREPARATION

#### a. FORMS

1. Furnish and erect all necessary forms. They shall be true to line and grade and rigidly braced. Contractor shall set all sleeves, inserts, bolts, angles etc. for other trades as furnished. Locations as designated or instructed.
2. Construction Manager will set bench mark & locate corners of building. All lines & levels will be checked by Construction Manager.

#### b. MIXING OF CONCRETE

Mixing shall be done in transit by a reputable concrete manufacturing company. The amount of water added to the mix shall vary depending on the moisture of aggregate and whether there is moisture in the air or not.

#### c. REINFORCING

1. Provide as shown. Tie securely and hold in place with metal chairs or other approved means.
2. Install reinforcing as shown.
3. Support wire fabric approx. in center of slab. Lap minimum of one mesh.

d. BALER PITS WATERPROOFING

- a. Method varies with system. Follow system manufacturer instructions.
- b. Set sheet on sand under floor slab & extend well beyond forms. After walls are stripped, wrap sheet up walls & secure. Seal joints & seal to vertical sheets. Extend waterproofing to underside of floor slab.

3.2 INSTALLATION

a. PLACING OF CONCRETE

Concrete shall be placed immediately after mixing. Concrete shall be thoroughly consolidated and/or spaded to fill all voids. Surface of concrete shall be free from laitance and segregation. Where new concrete is placed adjacent to hardened concrete, in structural members, the surface of the existing concrete shall be cleaned, dampened, and the bonding compound "Euco Weld" by the Euclid Chemical Company applied. New concrete shall be placed after the bonding compound has dried.

3.3 FINISHING

a. All exposed vertical surfaces

1. Break back ties
2. All the holes, spalls, cracks, etc. shall be thoroughly wetted and filled with a 1:2 mix of cement and sand and struck flush.
3. Grind off any projections, particularly between form panels, on all exposed walls.

3.4 SET ALL ANCHOR BOLTS, CONDUIT, ETC. SUPPLIED BY OTHER TRADES.

3.5 CONTROL JOINTS, EXPANSION JOINTS

- a. Install joints as detailed. Joint edges shall be neat and smooth.

3.6 GENERAL CONCRETE WORK

1. All foundation items, including baler pit foundation walls, interior column footings, grade beams and footings shall be installed.

3.7 DAMP-PROOFING

1. Either brush or spray one coat of foundation coatings in one direction, on foundation walls, from finish grade to 2'-0" below finish floor. Apply at approx. 100 sq. ft. per gallon. First coat application shall appear totally black.
2. Apply second coat at 90° angle direction to first coat at 100 sq. ft. per gallon.
3. Drying time shall be 24 hours after each coat and back-filling shall be done within one week of second coat.

0330-4

Lot. Mack Co. Inc  
W. on Avenue  
Portland, Maine

4 June 1980

ADDENDUM 1

SPECIFICATIONS

Section 0420 Unit Masonry

Par. 3.2.e. Carry all walls to underside of deck except: Bot. 7&8, 5&7, 4&E, 6&9, 9& closet and fin in platform 15. On the above walls, carry to above adjacent ceilings - see Room Finish Schedule.

Par. 3.2.K (new) Install lintel angles where shown. On long lintels, provide expansion bolts & attach to concrete lintel as shown.

Par. 3.3.L (new) Install concrete fill around steel beams - see detail WS 2/9 and 7/54

DRAWINGS

1. Sheet S-4 detail 7/54 - Upper T.O.S. 117'-0"  
Lower B.P. 113'-9"  
Lower T.O.S. 113'-1"

2. General Details - Top Of Walls -

- a. On high walls - warehouse - notch masonry to receive joists
- b. All other walls - set joists on top of wall

3. General Details - Bond beam location

- a. All perimeter of warehouse except east wall.
- b. East wall of Battery Building



Robert P. Snow

Louis Mack Inc.

### INSTRUCTIONS TO BIDDERS

29 May 1930

#### Sections 0420 Unit Masonry

1. Bids will be opened at the office of the Architect and Construction Manager-Philip Snow Associates, Friday June 6, 1930 @ 2:00.
2. Proposals to be entitled to consideration must be in accordance with the following instructions:
  - a. Before submitting a proposal, bidders shall carefully examine the Drawings and Specifications, fully inform themselves as to the existing conditions and limitations. Bidders shall include in their proposal a sum to cover the cost of all items to be included in the Contract.
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DIVISION 4 MASONRY  
SECTION 0420 UNIT MASONRY

PART 1 GENERAL

1.1 SCOPE

- a. Related work specified here for simplicity.
  1. Precast concrete lintels
- b. Related work specified elsewhere
  1. Bearing plates etc. - Section 0550

1.2 REQUIREMENTS OF REGULATORY AGENCIES

- a. American Society for Testing Materials - Numbers below

PART 2 PRODUCTS

2.1 MASONRY UNITS

- a. Concrete Blocks - Made from aggregate conforming to ASTM C33, two core, load bearing, 28 day old, steam cured grade P-I conforming to ASTM C 90-64T. Quality shall be select. Standard Shape & bond beams.
- b. Precast concrete lintels - Shall be sized and reinforced as shown on Drawings. Surface shall be smooth and dense and free from defects. Concrete shall be 3000 PSI at 28 days.
- c. Split ribbed block-made from aggregate cement, etc. conforming to ASTM C 90-70, including standard corner units.

2.2 MORTAR

- a. Mortar - ASTM C-91, Type II Masonry Cement
- b. Aggregate - Sand meeting ASTM C144-70

2.3 REINFORCING

- a. Standard deformed bars meeting ASTM A-305
- b. Horizontal masonry reinforcing - Standard, uncoated, ladder type with 9 ga. wire both ways.

2.4 CONTROL JOINT FILLER

- a. Standard premolded fibre expansion joint filler meeting ASTM D1751, 3/8" thick.

2.5 MASONRY WALL INSTALLATION

- a. Expanded Perlite or Vermiculite

PART 3 EXECUTION

3.1 PREPARATION

a. LINES AND LEVELS

1. Contractor shall lay out all work as indicated on the Drawings. Run lines and levels to insure true and plumb work.

b. MIXES

1. Mortar - 1 part masonry cement to 2½ - 3 parts damp aggregate.

3.2 INSTALLATION

- a. In laying masonry a full bed of mortar shall be spread for each course, and units then successively shoved up to each other in such a manner that all joints will be filled completely with mortar.

- b. Split-ribbed block shall be set with vertical ribs aligning and mortar joint flush with unit face in back of flutes. Joints shall be concave.

c. Reinforcing

1. Horizontal reinforcing - Locate in every other course and corners reinforced as suggested by reinforcing manufacturer. Reinforcing shall be in all walls. Run reinforcing through all vertical joints.

2. Install reinforcing bars in all bond beams as shown.

3. Install vertical reinforcing bars as shown. Fill block cores with mortar to secure reinforcing.

4. Install #3 bars 6'-0" long at 16" O.C. in south wall of toilet room 5. Fill blocks with grout from floor to 6'-0" A.F.

d. Control Joints

1. Install where shown and as detailed. Install filler in pieces between horizontal reinforcing. Hold back from block faces for sealant.

e. Deck Support

1. Carry all block up to underside of decks or above as shown. Set deck bearing plate and fill under completely with mortar.

0420-2



- f. Build in all anchor bolts, sleeves, flashings, bearing plates, etc., as the work progresses.
- g. Set all louvers and frames and anchor same in masonry. Also set all miscellaneous iron work items and all other work and items requiring setting and anchoring in masonry work including loose lintels. Install hollow metal door frames and fill with mortar as work progresses.
- h. Set all concrete lintels as shown
- i. Install block fill insulation only as noted below:
1. Room 1 Battery - All perimeter walls
  2. Room 4 Lunch Room - All walls except North
  3. Room 5-8 Toilet, Shower, Etc. - North & East walls
  4. Room 9 Control - North & West walls
- j. Fill block cores under structural bearing loads as shown.

### 3.3 CLEANING

- a. Grind all exterior flush joints with stone to exactly flush with surrounding masonry.
- b. All masonry shall be thoroughly cleaned and pointed up and protected during other construction.

Lotis Mack Co. Inc.  
Warren Avenue  
Portland, Maine

4 June 1980

ADDENDUM 1

SPECIFICATIONS

1548 Plumbing Fixtures & Trim

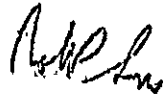
- 2.1.c. Lavatories-Lav. no. 0124.131 with concealed arms faucet in T & S.
- 2.1.d. Lavatory-Change number to 0124.024
- 3.1.d. New- Thru-bolt lavatories and urinal in Room #5

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1530 Soil, Waste, & Storm System

- 2.1.a. Install semi-conoid after plastic. No -hub cast iron shall be used below grade.

  
Robert P. Snow



Louis Mack Inc.

## INSTRUCTIONS TO BIDDERS

29 May 1980

Sections 1520 Water Supply System  
1530 Soil, Waste, & Storm System  
1546 Plumbing Fixtures & Trim

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DIVISION 15 MECHANICAL

SECTION 1520 WATER SUPPLY SYSTEM

PART 1 GENERAL

1.1 SCOPE

- a. Furnish all materials and equipment necessary to provide a complete installation including work in Sections below. Work under this section will begin at the water meter.
- b. Related work specified elsewhere:
  1. Earthwork - Section 0220
  2. Soil & Waste System - Section 1530
  3. Plumbing Fixtures - Section 1546

1.2 REQUIREMENTS OF REGULATORY AGENCIES

- a. This Contractor shall obtain and pay for all permits required and arrange for all inspections required by State and Local Codes. All work shall conform to Code requirements.
- b. Maine State Plumbing Code (latest edition including amendments), local amendments.

PART 2 PRODUCTS

2.1 MATERIALS

- a. Hot and cold water lines - Type L copper sized as shown on Drawings.
- b. Pipe Insulation - Water pipe above ceilings shall be wrapped with anti-sweat pipe insulation.
- c. Valves - shall be brass or bronze gate valves. The same size as the line. Valves shall have iron wheels.
- d. Supports - Support all piping to prevent movement and vibration.
- e. Sleeves - shall be provided by this contractor. Locations and sizes shall be directed by this contractor.
- f. Hose Bibb - Anti-freeze faucet equal to Wolverine brass #50270, 12" long from flange to end.

PART 3 EXECUTION

3.1 INSTALLATION

- a. Provide cold and/or hot water to each fixture as required. Piping as shown on Drawings and prescribed by Code. Supply piping to be surface mounted.