

... and of the Ordinances of the City of Portland regul
tion, maintenance and use of buildings and structures, and of the application on f
this department.

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

Notification of inspection must be
given and when permission proceed
before this building or part thereof is
occupied or service closed-in. 4
YOUR NOTIFICATION IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Class

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jeannet Burke 10/8/01
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

		Bathrooms	<input type="checkbox"/> Denied	Use Group: 5-1	Type: 2
Proposed Project Description: Selective demo of existing space. Interior fit-up for storage units & ADA compliant Bathrooms			<i>See Conditions</i> Signature: <i>Carca Case</i>	<i>DBL-2003</i> Signature: <i>JMB 10/8/08</i>	
			PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		
Permit Taken By: Idobson	Date Applied For: 07/15/2008	Zoning Approval			

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>partial exemption with conditions</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>dkw J. Mandel</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____

S 7/23/08

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 _____

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/23/2008
Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/08/2008
Note: **Ok to Issue:**

- 1) The 50' ramp to access the loading dock is approved for vehicle traffic only.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 09/10/2008
Note: **Ok to Issue:**

- 1) Emergency lights are required to be tested at the electrical panel.
- 2) All means of egress to remain accessible at all times
- 3) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) Any cutting or welding operations require a separate permit from the Fire dept.
- 6) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance

Comments:

7/18/2008-mes: The conditional contract zone modifies the I-L zone to allow "Buildings, or portions thereof, rented or leased as individual storage spaces under a written rental agreement in which the tenant(s) or leaseholder(s) customarily stores and removes personal property on a self-service basis". It also allows an excess of 10,000 sq ft of distribution centers, warehouse or wholesale business (no outside storage) - Parking spaces for the above described uses shall be one parking space for every 5,000 sq ft of floor area .

7/23/2008-mes: received revised fax from Laura @ Mainland Structures with plans showing storage layouts.

9/15/2008-jmb: Spoke to Frank Grondin of Mainland, he will submit specs on storage unit construction, the office and bathroom on the 1st floor and ramp construction.

10/1/2008-jmb: Received plans for the ADA bathroom from Michael Hayes architect and ramp and storage specs from Mainland Structures

10/7/2008-jmb: Spoke to Eric of Mainland, need a detail elevation of the ramp guardrail system. This ramp is for vehicle loading of storage materials. Eric verified the floor construction is solid concrete nearly 20". I do not have a legible copy of the site plan, but Marge notes it is a partial exemption, there is a letter from Molly in planning. I spoke with Jenn D. And she will provide the exemption form and site plan.

10/9/2008-jmb: Received the ramp railing detail and spoke to Molly C. About the partial site plan exemption. She said the work on that is complete and has approvals from Jeff T. And Todd M. Ok to issue

inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

10/9/08

Date

Signature of Inspections Official

10/9/08

Date

	Address <u>11A Bartlett Rd.</u>	
	City, State & Zip <u>Gorham, ME 04038</u>	
Lessee/DBA (If Applicable) <u>Read St., LLC</u>	Owner (if different from Applicant) Name <u>J.B. Brown & Sons</u> Address <u>P.O. Box 207</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>170,000</u> C of O Fee: \$ <u>1,795</u> Total Fee: \$ <u>1,795</u>
Current legal use (i.e. single family) <u>warehouse</u>		
If vacant, what was the previous use? <u>manufacturing</u>		
Proposed Specific use: <u>self storage units</u>		
Is property part of a subdivision? <u>n/a</u> If yes, please name _____		
Project description: <u>Selective demolition of existing space. Interior fit up for storage units.</u> <u>Add sidewalk and ramp to loading dock.</u> <u>ADA compliant bathrooms.</u>		
Contractor's name: <u>Mainland Structures Corporation</u>		
Address: <u>11A Bartlett Rd.</u>		
City, State & Zip <u>Gorham, ME 04038</u>		Telephone: <u>856-1817</u>
Who should we contact when the permit is ready: <u>Frank Grondin Laura</u>		Telephone: <u>856-1817</u>
Mailing address: <u>11A Bartlett Rd. Gorham, ME 04038</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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:

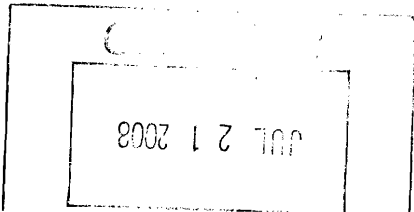


Date:

7/10/08

This is not a permit; you may not commence ANY work until the permit is issue

June 25, 2008



Owens McColough
Sebago Technics
One Cabot Street
P.O. Box 1339
Westbrook, Maine 04098

RE: Partial Site Plan Exemption, 217 Read Street - Self Storage

Dear Owens,

The Planning Division received your letter and site plan, dated June 3, 2008, requesting a partial exemption from site plan review. Your partial exemption has been granted with the condition that the following improvements be installed as specified on the submitted site plan:

1. Install granite curb and sidewalk along the Read Street frontage.
2. Install ten (10) street trees (green ash) along Read Street frontage.
3. Install additional landscape screening to buffer loading dock area.

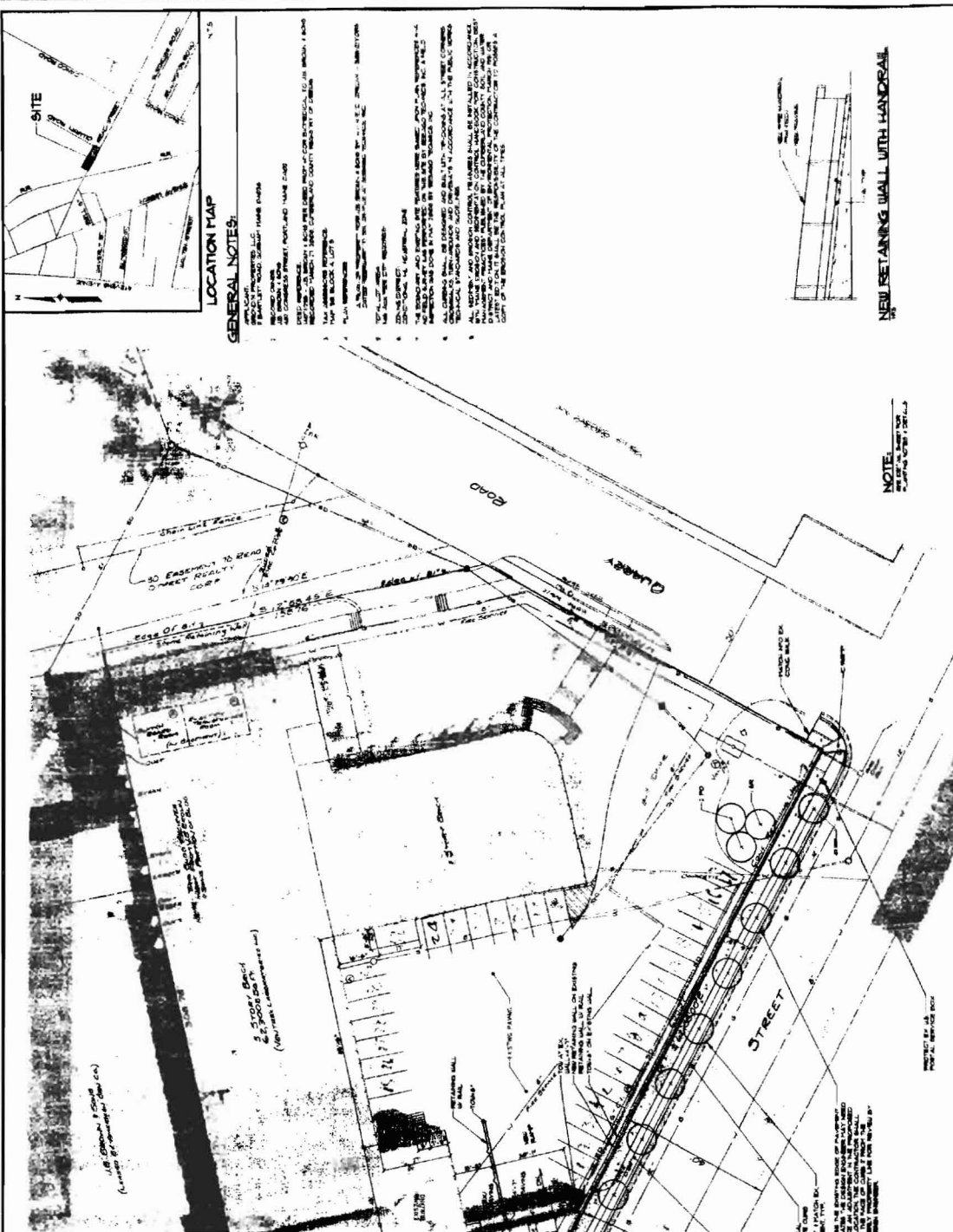
Please note that this exemption from site plan review does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. A copy of this letter will be given to the Inspections Division for their records.

Please be advised that any work occurring within the public right-of-way such as utilities, curb, sidewalk and driveway construction, requires a street opening permit. Please contact Paul Moran at 877.8300 ext. 8828 to obtain a street opening permit. If you have any questions concerning this partial exemption please feel free to contact me at (207) 874-8901 or at mpc@portlandmaine.gov.

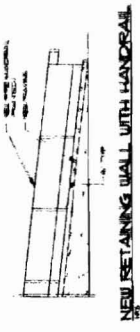
Sincerely,

Molly Casio
Planner

(cc) Alex Jaegerman, Planning Division Director
Barbara Barbuddi, Development Review Services Manager
Inspections Division



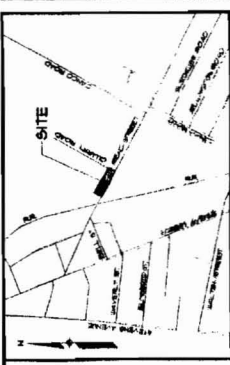
NOTE:
 SEE PLAN FOR DETAILS
 OF RETAINING WALL



NEW RETAINING WALL WITH HANDRAIL

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.



LOCATION MAP

GRAPHIC SCALE
 1" = 20'

PLANT LIST

NO.	PLANT NAME	QUANTITY
1	1" CALIFORNIA REDWOOD	10
2	2" CALIFORNIA REDWOOD	10
3	3" CALIFORNIA REDWOOD	10
4	4" CALIFORNIA REDWOOD	10
5	5" CALIFORNIA REDWOOD	10
6	6" CALIFORNIA REDWOOD	10
7	7" CALIFORNIA REDWOOD	10
8	8" CALIFORNIA REDWOOD	10
9	9" CALIFORNIA REDWOOD	10
10	10" CALIFORNIA REDWOOD	10

Sebago Technical
 Improving the Quality of Life Through the
 Application of Innovative Technology

PROJECT NO. 1001
DATE: 10/10/00
SCALE: 1" = 20'
SHEET 1 OF 2

READ STREET SIDEWALK IMPROVEMENT PLAN
READ STREET SELF STORAGE
GRONIN PROPERTIES LLC.

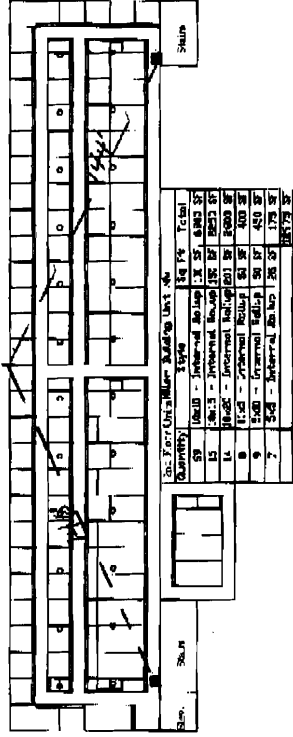
PROJECT NO. 1001
DATE: 10/10/00
SCALE: 1" = 20'
SHEET 1 OF 2

PROJECT NO. 1001
DATE: 10/10/00
SCALE: 1" = 20'
SHEET 1 OF 2

PROJECT NO. 1001
DATE: 10/10/00
SCALE: 1" = 20'
SHEET 1 OF 2

280-C-1

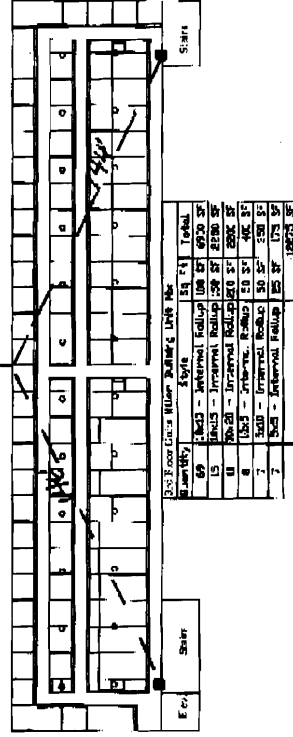
1-6-62oz (1oz)



hting

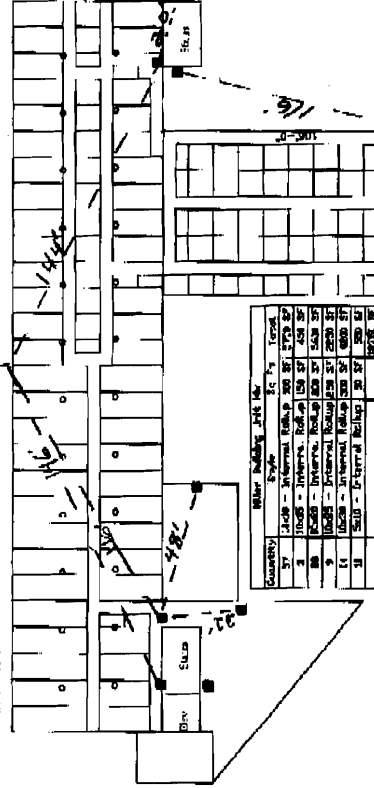
280-C-2

Third Floor Plan



280-C-3

First Floor Plan

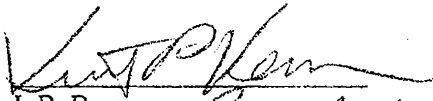


280-C-4

2 3 2008

280-C-5

Respectfully,



J. B. Brown
President
J.B. Brown & Sons

7/15/08

Date

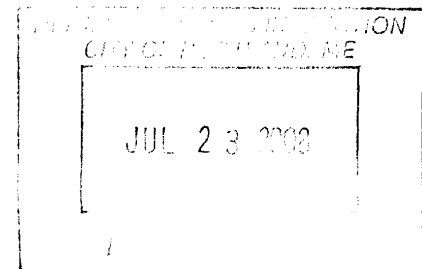
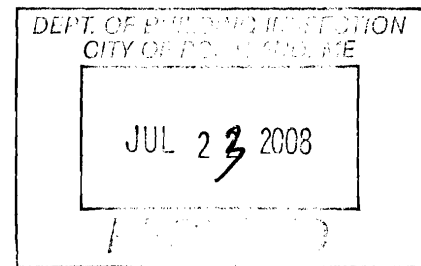
11A Bartlett Road • Gorham, ME 04038

Phone: 207-856-1817 • Fax: 207-856-2825

Re: 217 Read St.

The layout for the proposed storage building at the referenced location. Please call the office at your earliest convenience to indicate when we may proceed with interior changes.

Thank you.



LETTER OF TRANSMITTAL

MAINLAND STRUCTURES CORPORATION

11A Bartlett Road Gorham ME 04038
 Phone (207) 856-1817 - Fax (207) 856-2825

City Hall - Rm 315
 389 Congress St.
 Portland, ME 04101

DATE:	07/23/08
BY:	Marge Schirmekal
TO:	217 Read St.
	Portland, ME 04101

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specification
 Copy of letter Change order _____

COPIES	DATE	REF.	NO.	DESCRIPTION
	07/23/08	4	12	Revised Life Safety Plan to accompany revised storage unit layout 5-11

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS ONLY _____ | | |

REMARKS: PLEASE DISREGARD TRANSMITTAL 2-10 AND ATTACHED PLANS. THIS IS THE STORAGE UNIT LAYOUT FOR FLOORS 1-3.

COPY TO: file

SIGNED: Frank D. Grandin
 Frank D. Grandin

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

No. 7087 P. 1

856-2825

Mainland Structures

Jul. 23. 2008 9:44AM

LETTER OF TRANSMITTAL

MAINLAND STRUCTURES CORPORATION

114 Bartlett Road, Gorham ME 04038
 Phone (207) 856-817 - Fax (207) 856-2825

DATE: C7/18/08
BY: Marge Schmecke
TO: 217 Read St
Portland, ME 04101

City Hall - Rm 315
 389 Congress St
 Portland, ME 04101

WE ARE SENDING YOU Attached Under separate cover via _____ the following items

Shop Drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	REF.	NO.	DESCRIPTION
1	C7/23/08	3	f1	Miter Building Systems Storage Unit layout - 1st floor, 2nd floor, 3rd floor

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Reprint _____ copies |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS ONLY _____ | | |

REMARKS: **PLEASE DISREGARD TRANSMITTAL 2-10 AND ATTACHED PLANS. THIS IS THE STORAGE UNIT LAYOUT FOR FLOORS 1-3.**

COPY TO: file

SIGNED: Frank D. Grand n/lrr
 Frank D. Grand n/lrr

IF ENCLOSURES ARE NOT AS NOTED, WHOLLY NOTIFY US AT ONCE

No. 7086 P. 1/4
 856-2825
 Mainland Structures
 Jul. 23. 2008 8:44AM

July 22, 2008

MILLER BUILDING SYSTEMS

Ellsworth
Conversion Building

Attn: Sean Kirby

Included items

26 gauge galvalume plus interior partitions designed to provide resistance to smudging, staining and corrosion.

Interior structural steel is galvanized.

Jambes between interior doors are 20 gauge gloss white flush structural steel.

Hallway and partition heights are held at 9' high.

25 gauge interior roll-up doors with corrugated door headers. 20 colors are available with a 20 year manufacturer's paint warranty.

Tension control and ball-bearing included for all roll up doors.

13 gauge wire mesh with angle supports for security over all units.

All unit doors are quoted as roll ups.

High gloss white standard interior hallway system which includes the top and bottom trim, inside and outside corners with flush door jambes per hallway specifications. White corrugated hallway walls are held at 9' for air circulation. (Hallway ceiling, stainless walls and elevator shaft walls are not included).

Girt at midpoint of vertical hallway panels to provide extra support for partitions.

9'8" x 7'4" interior corrugated roll-up doors with corrugated headers on 5' wide units.
(20 year manufacturer's paint warranty).

8'5" x 7'4" interior corrugated roll-up doors with corrugated headers on 10' wide units.
(20 year manufacturer's paint warranty).

Anchoring bolts to fasten the bottom tracks to your concrete slab.

Self-drilling fasteners are used for structural connections which improves the quality and speed of construction due to the in-field adjustability and ease of connection. Self-drilling technology for cold-formed members meets all engineering requirements of local and national building codes. (Bolt together system is available).

Installation by Miller Certified Crew per Miller's erection manual. (5 year parts and labor single source warranty).

Standard industry latches.

All above manufacturer's warranties are available upon request.

Shop drawings.

No. 7086 P. 2/4

856-2825

Mainland Structures

Jul. 23. 2008 8:45AM

Delivery and unloading.

Excluded Items

Miller does not support masonry or block walls.

Freight costs incurred by additional phasing due to either site considerations or customer requests.

Labor or materials to cut and fit frames around any mechanical components (sprinklers, HVAC ...).

Licenses and permits.

Demolition of any kind.

Trash Removal.

Bonding.

Building numbers or lettering.

Firewalls - drywall, fire doors, structural steel studs, light gauge drywall studs or block by others.

Excavation, concrete concrete slab ramps, block, drywall, electric, HVAC.

Storage Master Locks. ADA swing doors.

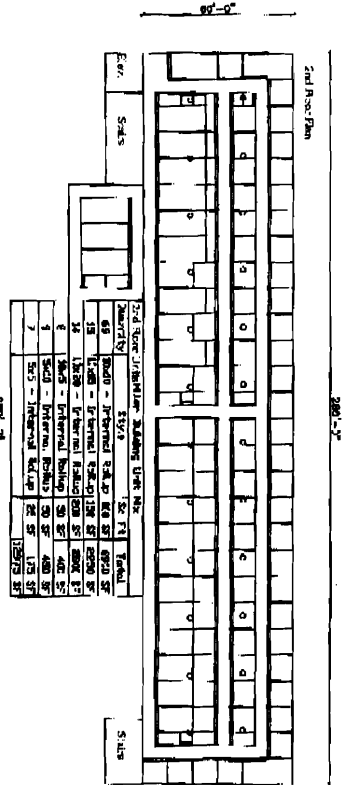
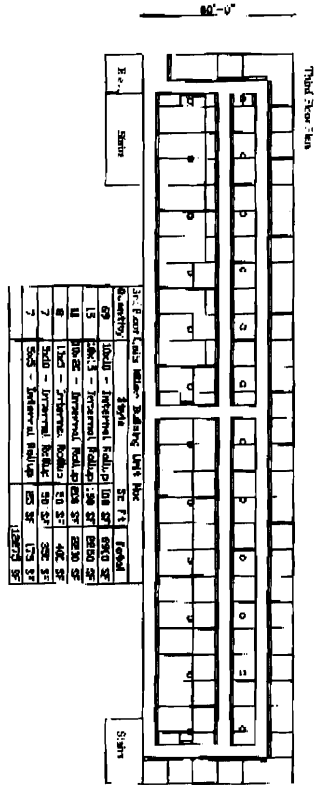
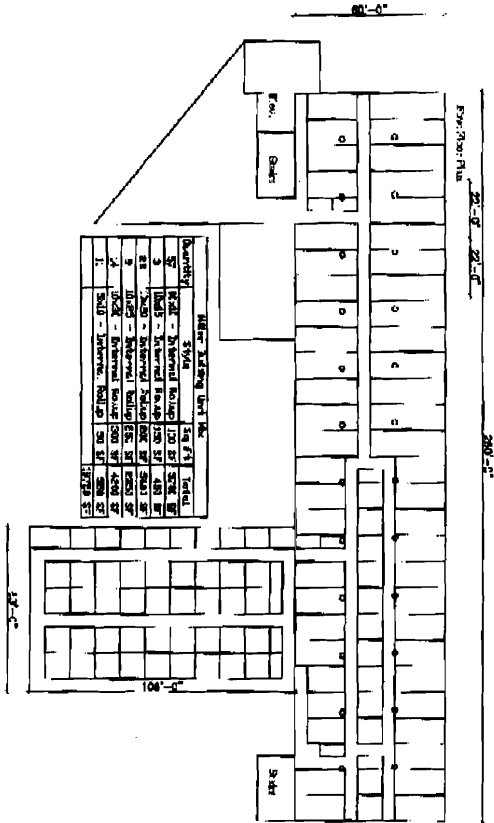
Sales tax.

Step downs and elevation changes.

Ramps in metal or concrete and railings for ramps.

Paneling over existing walls.

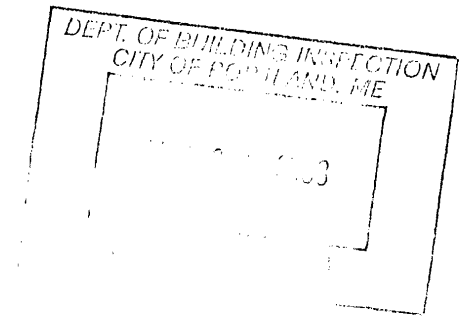
Sealed architectural blueprints.



DEED

REFERENCES: The deed references for the Property are recorded in the Cumberland County Registry of Deeds in the following Books and Pages:

Book 3531, Page 151;
Book 4256, Page 60;
Book 4468, Page 226;
Book 6265, Page 151;
Book 7510, Page 51;
Book 12118, Page 16;
Book 12284, Page 271; and
Book 14071, Page 295.




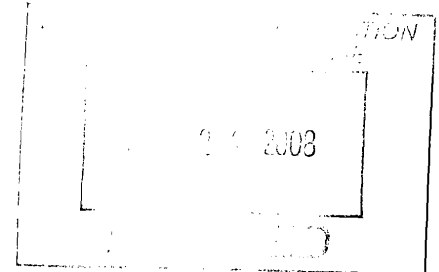
CONDITIONAL
ZONE

AGREEMENT: Attached to this Notice is a true and correct copy of the Conditional Zone Agreement dated March 12, 2008 affecting the Property. The amendment to the Portland City Code, Section 14-99 (**Zoning Map Amendment**) in connection with the conditional rezoning for the Property was approved at a special meeting of the Portland City Council held on February 25, 2008 by **Order 142-07/08**.

Dated this 26th day of March, 2008.

J.B. BROWN & SONS

By: 
Vincent P. Veroneau
Its President



[Handwritten Signature]
Notary Public / Attorney at Law

Name: _____

Commission Expiration: _____

DAVID L. GALGAY, JR

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES DECEMBER 22, 2013

[Handwritten Mark]

WITNESSETH

WHEREAS, DEVELOPER seeks to expand the allowable uses (add two uses) at property located at 215-237 Read Street and 0 Quarry Road, in the City of Portland and identified on the City of Portland on the Assessor's maps at the following Map, Block and Lot numbers (hereinafter referred to as the "**PROPERTY**"): 150-A-002; 150-A-003; 150-A-005; 150-A-006; 151-A-016; 150-A-008; 151-A-014; 151-A-023; 151-A-014; 151-A-023; 151-A-022; 151-A-024; 151-A-015; and

WHEREAS, the **PROPERTY** contains existing warehousing and distribution facilities between 77,120 and 167,705 square feet with direct access to existing rail infrastructure; and

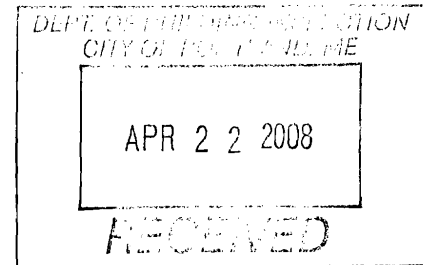
WHEREAS, the **PROPERTY** is located in the Industrial-Light ("I-L") zone which does not currently allow self storage facilities as a permitted use, nor does it allow distribution centers, warehouses or wholesale businesses in excess of 10,000 square feet total building area; and

WHEREAS, the purpose of this conditional rezoning is to allow self storage facilities as defined herein and distribution centers, warehouses or wholesale business facilities (with no outside storage permitted) larger than would otherwise be allowed in the I-L zone; and

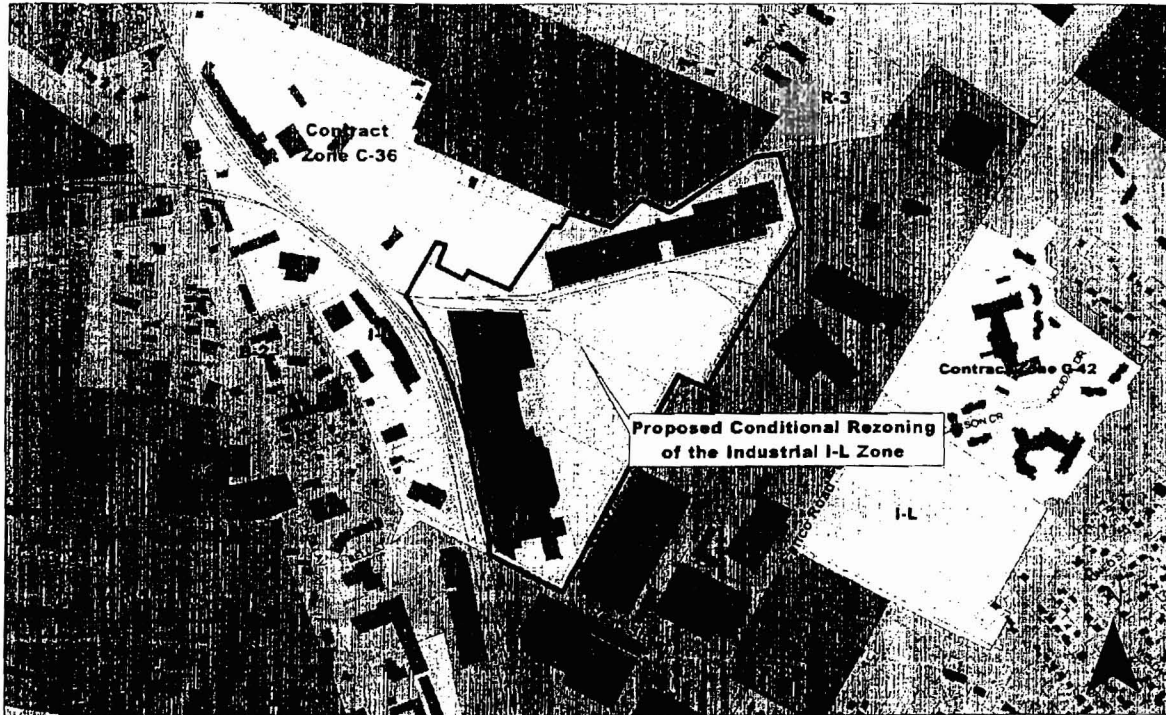
WHEREAS, the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A. § 4352(8) and Portland City Code §§ 14-60 to 14-62, and after notice and hearing and due deliberation thereon, recommended the rezoning of the **PROPERTY**, subject, however, to certain conditions; and

WHEREAS, the **CITY** by and through its City Council has determined that said rezoning would be and is pursuant to and consistent with the **CITY'S** comprehensive land use plan and will establish uses that are consistent with the uses in the original zones and the surrounding areas; and

WHEREAS, the **CITY** has determined that the proposed rezoning will not cause undue adverse environmental impacts, substantial diminution of the value or utility of neighboring structures, or significant hazards to the health or safety of neighboring residents; and



the **PROPERTY**, by Council Staff. The Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Development, and incorporated by reference into the Zoning Ordinance by § 14-49 of the Portland City Code, by adopting the map change amendment for the **PROPERTY** shown herein.



Proposed Conditional Rezoning of the I-L Industrial Zone to
a Conditional I-L Industrial Zone:
217-239 Read Street, 215 Read Street Rear,
256 Canco Road, 0 Quarry Road and 0 Quarry Road Rear

January, 2008

2. The **PROPERTY** shall otherwise conform to the zoning requirements of the I-L zone with the exceptions noted herein:

b) Distribution centers, warehouses or wholesale businesses in excess of 10,000 square feet total building area, with no outside storage permitted, shall be permitted uses within this zone.

use
OK

Parking spaces for the above described uses (a and b) shall be one parking space for every 5000 square feet of floor area or as otherwise determined by the Planning Board upon request of the applicant.

} 1 pkg
e Act 5000

3. The **DEVELOPER** shall meet the performance standards of the I-L zone for the operation of all permitted uses on the **PROPERTY** and shall maintain and preserve the existing landscaped buffer between the **PROPERTY** and the adjoining residential zone(s) along the northerly property boundary.
4. Any development along the northerly property line (i.e. buildings labeled 4 and 5 in the above inset shall minimize impact(s) on abutting residential zone(s).
5. The **DEVELOPER** shall provide to the **CITY** a forty foot drainage and protective easement along its northerly property line. The easement shall prohibit **DEVELOPER** from all building, removal of vegetation, (except to the extent of keeping clear the existing means of egress and adjacent walkway) development or expansion within this area. The drainage and protective easement also shall grant permission to the **CITY** to make drainage, stream and/or storm water management improvements within the easement area (including the installation of any pipes, conduits, structures etc.) deemed necessary by the **CITY** for its overall watershed management initiatives.
6. The above stated provisions are an essential part of the rezoning, shall bind and benefit **DEVELOPER**, its successors and assigns and the **PROPERTY** and shall inure to the benefit of and be enforceable by the City, by and through its duly authorized representatives.
7. Within 60 days of the rezoning by the City Council, **DEVELOPER** shall file a copy of this Agreement in the Cumberland County Registry of Deeds, along with a reference to the Book and Page locations of the deeds for the Property.

has 75,418 sq ft
Needs 15 pkg

9. Except as expressly modified herein, the development of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.
10. This conditional rezoning agreement shall be enforced pursuant to the land use enforcement provisions of state law (including 30-A MRSA 4452) and City Ordinance. Following any determination of a zoning violation by the Court, either the Portland Planning Board on its own initiative, or at the request of the Planning Authority, may make a recommendation to the City Council that the Contract Rezoning be modified or the **PROPERTY** rezoned.

Dated this 12th day of March, 2008.

J.B.BROWN & SONS

Vincent P. Veroneau
By: Vincent P. Veroneau
Its: President

State of Maine
Cumberland, ss.

Date: 3-12-08

Personally appeared the above-named Vincent P. Veroneau, in his capacity as President of J.B.BROWN & SONS and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of J.B.BROWN & SONS.

Ruth Christen
Notary Public

My Commission Expires 9-11-2011
Notary Public
RUTH CHRISTEN

Received
Recorded Register of Deeds
Mar 27, 2008 11:28:58A
Cumberland County
Pamela E. Lovley

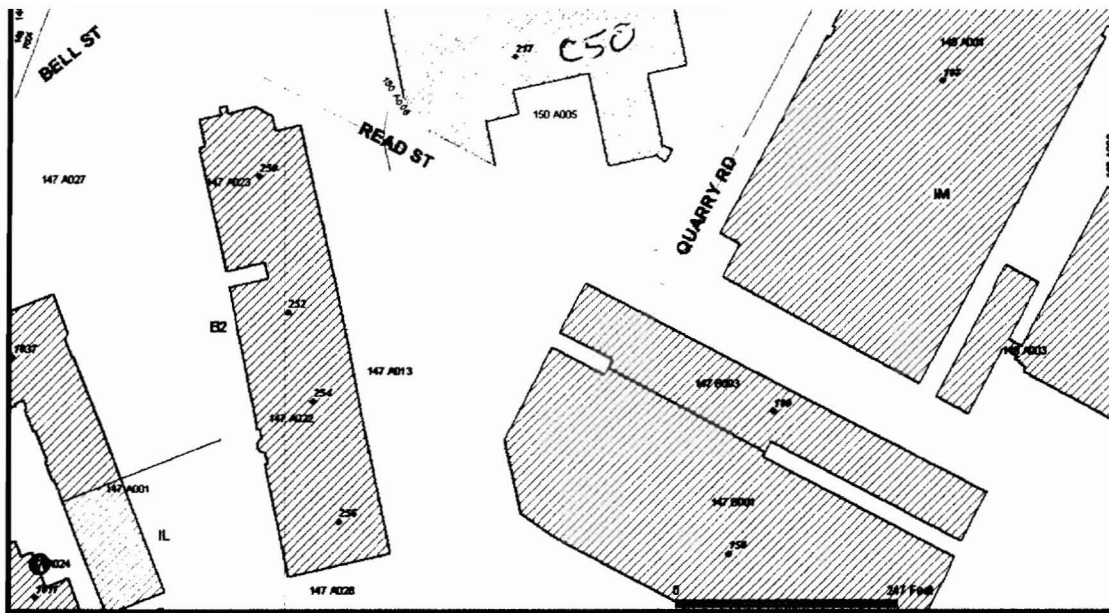


Regarding: 211 MEAD C
Total Number Of Pages Including Cover: 7
Phone Number For Follow-Up: 874-8695

Comments:

L,
I hope This helps you
M

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>



depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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 City of Portland
 389 Congress St.
 Portland, Maine
 04101

WE ARE SENDING YOU

Attached

Under separate cover via _____

Shop Drawings

Prints

Plans

Samples

Specification

Copy of letter

Change order

COPIES	DATE	REF.	NO.	DESCRIPTION
1	07/15/08	1	1	Building Permit Application - Commercial Interior & Change of Use
1	07/15/08	1	2	PDF - Floor Plans/Sidewalk Plans
1	07/15/08	1	3	Electrical scope
1	07/15/08	1	4	Fire Protection scope
1	07/15/08	1	5	Plumbing scope
1	07/15/08	1	6	Owner/Agent authorization
1	07/15/08	1	7	Life Safety Plan
1	07/15/08	1	8	Remediation documents from Bureau of Health
1	07/15/08	1	9	Fire Department letter

THESE ARE TRANSMITTED as checked below:

For approval

Approved as submitted

Resubmit _____ copies

For your use

Approved as noted

Submit _____ copies for distribution

As requested

Returned for corrections

Return corrected prints

For review and comment

FOR BIDS DUE _____

REMARKS:

COPY TO: file

SIGNED: Frank D. Grondin/lrr

Frank D. Grondin/lrr

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

Attn: Carmine DiRiippo
11A Bartlett Road
Gorham, ME 04039

Co./Dept. E76	Co. 47, 14000 in ELO =
Phone # 856-2867	Phone # 774-5929
Fax # 856-2825	Fax # 772-1680

Re: 217 Read Street Storage Facility

Dear Carmine:

First Floor:

- 1) Install total sixty 4' high output fluorescent lights chain hang with motion sensor.
- 2) Install ten 110 volt outlets.
- 3) Check and reuse existing lights in the stairwell and some common areas.
- 4) Check power only for the freight elevator.
- 5) Install thirty battery pack.
- 6) Install ten exit lights self-contained.

For the Sum of:

Second Floor/ Third Floor:

- 1) On each floor, install total of fifty 4' high output fluorescent lights chain hang with motion sensor.
- 2) Install ten 110 volt outlets.
- 3) Same as Item 3 and Item 4 for first floor.
- 4) On each floor install fifteen emergency pack.
- 5) On each floor install ten exit lights.

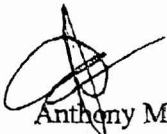
For the sum of:

Note:

- 1) After meeting with City Fire Marshall to determine the extent of the fire alarm requirement, we will finalize the cost at that time; however, for budget purposes, we should carry a budget of **\$35,000.00** for this item.
- 2) Any demolition will be done by the General Contractor. Our responsibility will be to cut out power and make it safe for demolition. As I have stated at the meeting, you should carry a budget of for this item.
- 3) No budget for computer and phone has been determined.

If you have any questions, please give me a call.

Sincerely,



Anthony Mancini
President

AM/scl

40 8'-strips TB tubes w/electronic ballast 277V 15

Flora

TO: Mainland Structures

DATE: 3-11-28

ATTN: Carmine

RE: 217 Red St.

Scope: Re-configure sprinklers on three floor levels

to meet code after ceilings are removed.

Exclusions: Relocation of fire-mains or risers

1st floor : _____
2nd floor : _____
3rd floor : _____

Glycol loop in forming Deck
Mark

WE ARE SENDING YOU

Attached

Under separate cover via _____

Shop Drawings

Prints

Plans

Samples

Specification

Copy of letter

Change order

COPIES	DATE	REF.	NO.	DESCRIPTION
1ea.	09/08/08	3	10	Stamped Life Safety Plan - full size and reduced 11x17
1ea.	09/08/08	3	11	Stamped Layout for Floors 1, 2, & 3 - full size and reduced 11x17
1	09/08/08	3	12	revised Applicant letter
1	09/08/08	3	13	copy of Owner Authorization
1	09/08/08	3	14	copy of Sprinkler Systems Inc. scope of work

THESE ARE TRANSMITTED as checked below:

For approval

Approved as submitted

Resubmit _____ copies

For your use

Approved as noted

Submit _____ copies for distribution

As requested

Returned for corrections

Return corrected prints

For review and comment

FOR BIDS DUE _____

REMARKS: **Revised for Fire Review.**

COPY TO: file

SIGNED: Eric Johnson/lrr

Eric Johnson - Project manager

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

- The proposed use of the structure is for a three-story office building and 3.
- IBC 2003, Section 311, Group S-1.
 - The square footage of the existing structure is 80,000+- total with 20000+-sf on 1st floor, 20000+-sf on 2nd floor and 20000 sf on 3rd floor and 20000+- basement floor.
 - The existing and proposed fire protection is sprinkler fire suppression.

11A Bartlett Road • Gorham, ME 04038

Phone: 207-856-1817 • Fax: 207-856-2825

Mainland Structures Corporation is an Equal Opportunity Employer

TO: Wainland Structures

DATE: 3.11.08

ATTN: Carmine

RE: 217 Red St.

Scope: Re-configure sprinklers on three floor levels
to meet code after ceilings are removed.


Exclusions: Relocation of fire-mains or risers

1st floor : _____
2nd floor : _____
3rd floor : _____

Glycol loop in forming Deck
Knee

R/ARC

Respectfully,


J. B. Brown
President
JB Brown Services

7/15/08
Date

11A Bartlett Road • Gorham, ME 04038

Phone: 207-856-1817 • Fax: 207-856-2825

PROPOSAL

This proposal is for the materials and labor necessary for the completion of plumbing and heating tasks at your Reed St. Storage Facility Project.

PLUMBING/ DEMO:

- Disconnect all sinks and plumbing outside of bathrooms that will no longer be used. Cap and plug all associated waste line back to secure points.
- Disconnect steam piping and condensate piping serving air handlers to allow for removal by others. Cut back to secure points. All piping and units to be removed by others.
- Disconnect any gas piping that runs up into the building. Secure and cap gas lines serving boilers.
- Disconnect and reclaim refrigerants from two split air conditioning systems located inside the building.
- Does not include the repair of any plumbing that is staying online or any rain leaders that may be leaking.

TOTAL: .

FIRST FLOOR HEATING & DEHUMIDIFICATION:

- Install four 250MBTU, and two 100MBTU hung, gas unit heaters to serve storage areas including single story office area in front of building.
- Supply and install one 100MBTU 40' Solaronic infrared tube heater in loading dock area of first floor.
- Install gas piping to all unit that is sized to continue up up to upper levels.
- Install B-vent chimneys up through the building to accommodate 250MBTU large area unit heaters. The chimneys will be sized to accommodate the addition of upper level unit heaters.
- Install low temp thermostats w/ lock boxes to serve all areas. Includes all low voltage wiring. Line voltage wiring by others.
- Install high capacity dehumidification unit w/ required control, drain and hanger system.
- Fire and adjust all equipment.

TOTAL:

If office area in front of building is not converted deduct

2nd & 3rd FLOOR:

- Install three 250MBTU, hung gas fired unit heaters to serve storage areas.
- Install gas piping to units.
- Install vent connections to chimneys put in place for first floor units.
- Install all low voltage wiring and controls.
- Install high capacity dehumidification unit w/ required control, drain and hanger system.
- Fire and adjust all equipment.

TOTAL:

Payment Terms: Phase Billing

The above proposal, terms and conditions are satisfactory and hereby accepted. Pine State Plumbing and heating is authorized to do the work as specified and payment will be made in the amount outlined above.



Proposed By: Date: 3.11.08

James Marcisso

V.P. Contract Sales

THANK YOU FOR THE OPPRTUNITY

Accepted By: Date:

- The proposed use of the structure is for storage units from the year 2003.
- The square footage of the existing structure is 80,000+- total with 20000+-sf on 1st floor, 20000+-sf on 2nd floor and 20000 sf on 3rd floor and 20000+- basement floor.
- The existing and proposed fire protection is sprinkler fire suppression.

11A Bartlett Road • Gorham, ME 04038

Phone: 207-856-1817 • Fax: 207-856-2825
Mainland Structures Corporation is an Equal Opportunity Employer

Dave Perry
Solidphase, Inc.
1039 Riverside Street, Suite 3
Portland, ME 04103

Dear Mr. Perry:

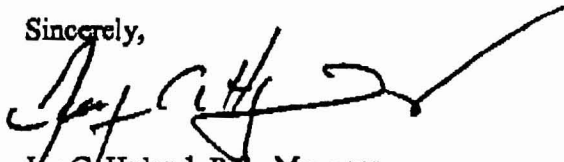
This letter is in reference to your request for the State Radiation Control Program (RCP) to conduct confirmatory surveys in support of your decision to vacate the 217 Read Street, Portland, Maine facility.

On June 10 and 15, 2005, Mr. Shawn Seeley of the RCP conducted confirmatory surveys at 217 Read Street. Also on June 10, 2005, the inspector received a copy of the final status survey for unrestricted release of the areas used by Solidphase and conducted by Radiation Safety & Control Services (RSCS) from Stuart Miller. A summary of the results of Mr. Seeley's surveys are found in attachment A.

Based upon our review of all the data, we hereby grant full release of the 217 Read Street facility for unrestricted use as allowed in public law 10-144A CMR 220.

If you have any further questions or need additional clarification or information, please do not hesitate to contact either Shawn Seeley or me at 207-287-5676. Thank you for the cooperation extended during the inspections and we look forward to working with you at your new facility.

Sincerely,



Jay C. Hyland, P.E., Manager
Radiation Control Program
Division of Health Engineering
Bureau of Health
Department of Health and Human Services

Room B4: Drain pipe in basement where iodination lab empties

Room 132: Loading dock area and freight elevator

Room 216: Hallway behind iodination lab

Room 219: Iodination staff office

Room 220: Entry to iodination lab/filling area

Room 221: Filling Room

Room 222: Iodination lab

Iodination lab roof: filter assembly/ductwork area

Room 309: QC Lab

Room 311: Assembly and Packing area

Room 304: Walk-in Cooler

Room 3xx: Working Barrel area (behind room 311)

III: Results

Basement:	Ludlum: all readings showed background levels Exploranium: all readings showed naturally occurring materials
1 st Floor:	Ludlum: all readings showed background levels Exploranium: all readings showed naturally occurring materials
2 nd Floor:	Ludlum: all readings showed background levels Exploranium: all readings showed naturally occurring materials
3 rd Floor:	Ludlum: all readings showed background levels Exploranium: all readings showed naturally occurring materials

IV: Conclusion

No Iodine 125 detected in any area. Previous licenses held at the facility were verified, properly closed out and documented before new licenses were issued. No contamination was found in all previous cases. All waste properly transferred/disposed of, and results of the water main break on 9/4/2000 were reviewed.

Recommendation: full unrestricted release of facility for general use.

Attest: Shawn W. Seeley, Inspector RCP

RE: Hazardous Waste Generator Closure
Binax, Inc.
217 Read Street
Portland, Maine
Facility ID# MER000500116
St.Germain File No.: 2221.6

ST. GERMAIN
& ASSOCIATES, INC.
ENVIRONMENTAL MANAGEMENT

Dear Mr. Vigneault:

St.Germain & Associates, Inc. (St.Germain) on behalf of Binax, Inc. (Binax) is pleased to submit to you a copy of the Hazardous Waste Generator Closure Report. The report documents that hazardous waste and hazardous waste residues generated from the former manufacturer of rapid medical diagnosis devices have been removed from the Read Street facility (Facility) in Portland, Maine.

Binax shipped its last shipment of hazardous and universal waste from the Facility on June 29, 2005. St.Germain inspected the Facility and, upon final inspection, observed no hazardous waste and/or hazardous waste residue.

If you have any questions or require additional information, please do not hesitate to call us.

Sincerely,

ST.GERMAIN & ASSOCIATES, INC.



Mike Rioux, CHMM
Project Manager

cc: Matt Noel; Binax, Inc.



HAZARDOUS WASTE GENERATOR CLOSURE REPORT

BINAX, INC.

(Facility ID# MER000500116)

PORTLAND, MAINE

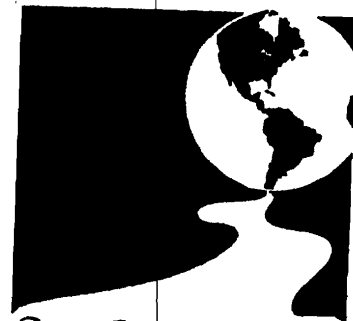
prepared for:

Binax, Inc.

217 Read Street

Portland, Maine

September 6, 2005



ST. GERMAIN
& ASSOCIATES, INC.

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APPENDICES

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Hazardous waste closure was completed in accordance with 06-096 CMR Chapter 850, Section 11 of the Maine Department of Environmental Protection (MEDEP) *Hazardous Waste Management Rules*.

1.1 Scope of Work

The purpose of this report is to document and certify that Binax has performed hazardous waste closure in accordance with the MEDEP *Hazardous Waste Management Rules*. These rules state that Binax, a former Large Quantity Generator of hazardous waste, must remove and properly dispose of hazardous wastes and hazardous waste residues from the Facility when hazardous wastes is no longer being generated in quantities greater than 220 pounds per month at the Facility. Also, all containers, tanks, liners, equipment, and structures contaminated with hazardous waste or hazardous waste residues are required to be decontaminated and/or disposed at facilities licensed to handle the waste. Binax leased the building from J.B. Brown & Sons (owner) from 1993 through July of 2005. Areas on the second, third and basement floors were subleased to Solidphase, Inc. (SPI) by Binax (see Section 1.2).

The scope of work consisted of the following:

- Conducted a detailed inspection of the Facility on June 14, 2004 to document areas where hazardous waste and/or hazardous waste residues (as defined in 06-096 CMR Chapter 850 of MEDEP *Hazardous Waste Management Rules*) generated by Binax may have been present at the Facility. The hazardous waste closure pertains to only the rooms and areas at the Facility where Binax conducted its operations. All other rooms where operations were conducted by SPI and the access area (basement crawl space) were not included in this hazardous waste closure. See Section 1.2 below for a description of rooms operated by SPI and the basement crawl space.

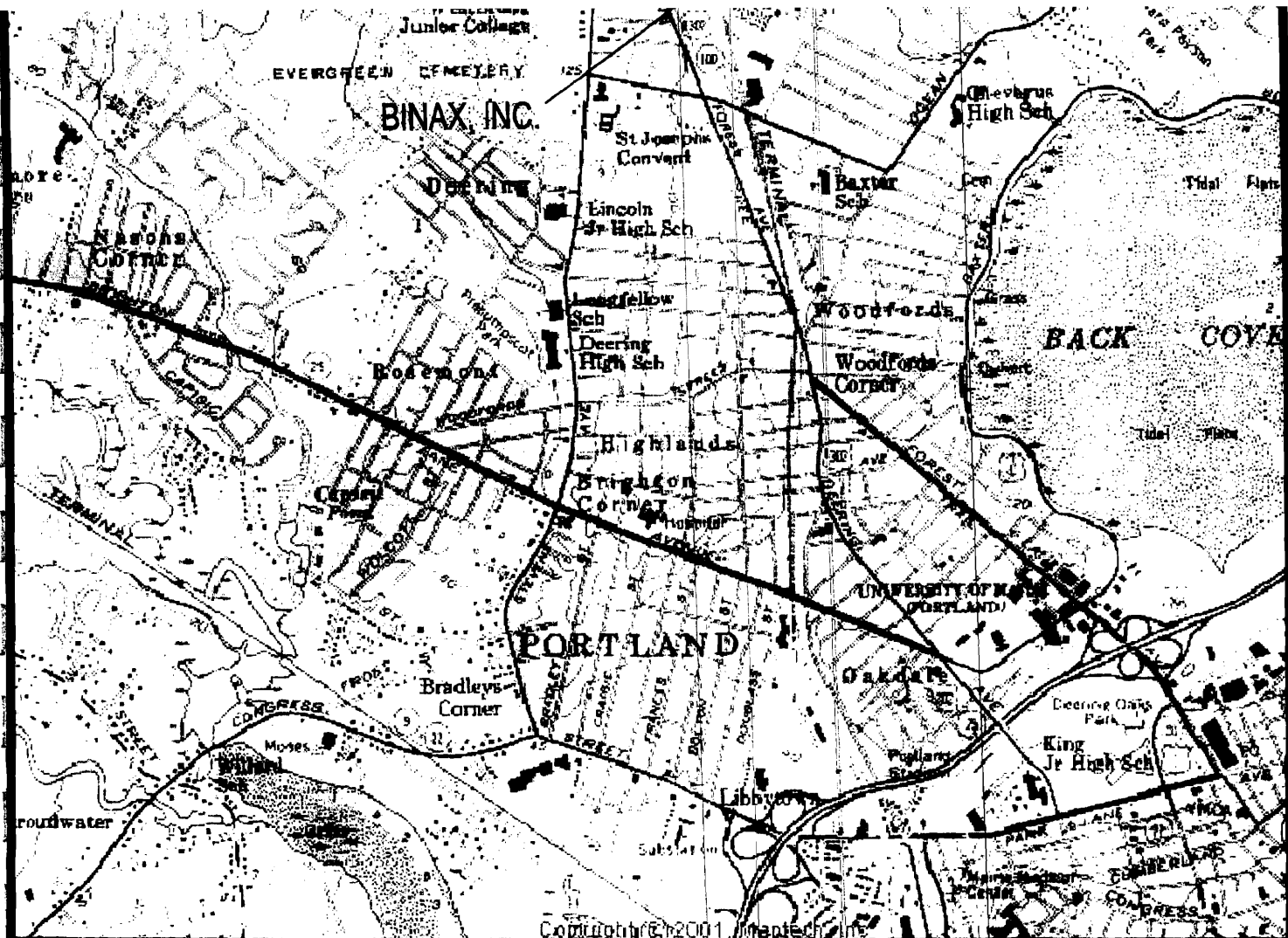


FIGURE 1
 SITE LOCATION MAP
 BINAX, INC.
 217 READ STREET
 PORTLAND, MAINE

PROJECT: 2221.6

DATE: 08-08-05

SOURCE: USGS 7.5 minute quadrangle for
 Portland-West, Maine. (MAPTECH Inc.)
 APPROXIMATE SCALE 1" = 2000'

ST.GERMAIN & ASSOCIATES, INC.
 846 MAIN STREET, SUITE 3
 WESTBROOK, MAINE 04092
 TEL: (207) 591-7000 EMAIL: INFO@STGERMAIN.COM



- Prepared this report documenting and certifying (see **Appendix A, Hazardous Waste Generator Closure Certification**) the hazardous waste closure in accordance with 06-096 CMR, Chapter 851 of MEDEP Hazardous Waste Management Rules.

Mr. James Mastrian, a representative of Binax, accompanied St. Germain during the June 30th Facility inspection. All information regarding the manufacturing process, operations, hazardous waste generation, etc. was obtained from either Mr. Matt Noel, Director of Engineering at Binax or Mr. Gendron, Binax's Quality Assurance Manager. Mr. Noel also provided a compliance history of the Facility, identified processes and areas that contained hazardous wastes, and assisted in preparing and reviewing this report.

1.2 Facility Description

Binax developed, manufactured and distributed rapid diagnostic test kits that were primary used for the detection of infectious diseases. The operations included activities in research and development laboratories, manufacturing and assembly and packaging operations. The Facility consists of a three-story building with a concrete and dirt floor basement, constructed in four stages having a total footprint area of approximately 47,600 square feet. Binax sub-leased areas on the second and third floors and basement to SPI. Primary use of the building space is as follows:

- **First Floor** - Offices, laboratories, manufacturing, maintenance operations, storage, and shipping and receiving loading dock (see **Figure 2**).
- **Second Floor** - Offices, laboratories, manufacturing, coolers/freezers and refrigerators, storage, product assembly; room nos.: 216, 218, 219, 220, 221, and 222 were sub-leased to SPI (see **Figure 3**).
- **Third Floor** - Laboratories and warehouse storage; room nos.: 300, 302 and 303 were used by Binax. The other rooms were sub-leased to SPI (see **Figure 4**).
- **Basement** - Boiler room, transformer room, air handling room, laboratory, and room nos.: B1, B2, B3 and B4 were subleased to SPI. A dirt floor crawl space (Room No.

Floor drains were observed in the first, second, and third floors of the building. Floor drains were also observed in the basement. According to a Binax representative, all floor drains are connected to the municipal sewer system.

Since Binax operated in research and development and used small quantities of chemicals in its laboratory bench-top experiments and in the manufacturing of medical devices, it did not store or use on site large quantities of chemicals. The majority of hazardous waste was generated in the research and development laboratories located on the first floor, and in the Quality Control laboratory within the manufacturing area located on the second floor. The largest waste stream, having a generation rate of approximately 15 gallons per month, consisted of waste Thimerosal, a mercury-containing preservative used in the manufacturing of medical devices. The other hazardous waste streams consisted of flammable reagent waste, spent nitrocellulose filters, spent acids and caustics; all of which were generated in smaller quantities. Small quantities of expired or unused chemicals from research and development laboratories were occasionally generated and packaged in lab packs by the disposal contractor. The small quantities (less than 500 milliliters) of spent acids and caustics were neutralized on site and sent off site as a non-hazardous waste.

2.0 PREVIOUS SITE INVESTIGATIONS

A preliminary environmental site assessment was conducted at the Facility during February of 2005 by St.Germain for Inverness Medical Innovations (Inverness), the parent company of Binax. St.Germain recommended additional investigation be performed in the area of a former gasoline underground storage tank (UST) to determine if any oil or hazardous material has impacted soil and/or groundwater.

St.Germain also recommended that since low level radioactive materials were used and stored on site, a radiation survey should be conducted at the Binax Facility to determine whether a release of radioactive materials has occurred. A radiation survey was conducted by the State of Maine Department of Health and Human Engineering on June 10 and 15, 2005.

containers at each SAA were removed once they became full and empty, where the waste was segregated into proper containers. All full containers of hazardous waste were shipped offsite to a licensed hazardous waste disposal facility. Binax developed and maintained a Hazardous Waste Contingency Plan and annually renewed response arrangements with outside emergency responding parties.

4.0 HAZARDOUS WASTE HANDLING, COLLECTION, AND STORAGE LOCATIONS

Being a Large Quantity Generator of hazardous waste, it was the practice of Binax to ship all of its hazardous waste off-site within 90 days. Clean Harbors Environmental Services, Inc. (Clean Harbors) of South Portland, Maine, was contracted to dispose of all hazardous waste generated at the Facility. The Facility was fully equipped to handle all types of incidental spills and had an emergency response arrangement with Clean Harbors. Spill kits containing absorbent material (i.e. Speedi-dry), pads and socks were located in laboratories on the first floor, in the vicinity of the SAAs and in the HUWSR. The likelihood of a large spill occurring at Binax was minimal because the handling and use of chemicals was usually limited to a few milliliters in volume at a time. Typically, all of the chemical reagents were fully utilized in the research and manufacturing laboratories. Chemicals arriving at the Facility generally ranged in sizes from one to 500 grams for solids and from five to 100 milliliters for liquids. The exceptions include a small number of 5-gallon containers of methanol and a couple of 5-gallon containers of liquid corrosive chemicals. These chemicals are usually stored in rooms 146, 206 and in the laboratories.

4.1 Hazardous Waste Satellite Accumulation Areas

The SAAs (see **Figures 2 and 3**) were used for the daily collection of spent thimerosal and miscellaneous laboratory chemicals consisting of flammable reagents. Waste acids and caustics, generated in quantities of less than 500 ml at one time, were neutralized and poured down the sink drains into the municipal sewer system. All collection containers in each SAA were inspected on a daily basis, properly labeled and marked, and were kept closed except when adding or removing waste. Each container had secondary containment of sufficient

Location	Number /Type of Containers	Type of Waste Collected
Rooms 125, 126, 127, 135 and 232	1 – 2 liter poly container	Waste thimerosal
	1 – 2 liter glass container	Waste flammable reagents

4.2 Hazardous and Universal Waste Storage Room

All hazardous wastes were stored in the former HUWSR, located in Room 140. The waste containers were placed on a spill pallet having a volume of sufficient size to fully contain any spill. All wastes were stored in compatible storage containers and inspected on a daily basis. Each container was marked with the words "Hazardous Waste." The appropriate DOT hazard warning labels were placed on the containers prior to being transported off site. Each container was kept closed except when adding waste to the container. In the HUWSR, an accumulation start date was assigned to each container as soon as the waste first enters the container. The hazardous waste was shipped off site within 90 days of the accumulation start date. All hazardous waste shipped off site was transported by Clean Harbors and was shipped to a licensed hazardous waste storage and treatment facility. A description of the wastes typically stored in the former HUWSR is shown in Table 2 below.

Table 2 - Hazardous and Universal Waste Storage Room (Room 140)

Hazardous Waste Generated	Hazardous Waste Code(s)	Size of Storage Container
Waste thimerosal solution	D009	55-gallon poly drum
Waste flammable reagents	D001	One-gallon metal container
Spent nitrocellulose filters	D001	55-gallon metal drum

5.0 PREVIOUS HAZARDOUS WASTE SPILLS

To the best of his knowledge, Mr. Noel is not aware of any releases of hazardous waste at the Facility since Binax, Inc. began operations to the present.

6.0 HAZARDOUS WASTE REMOVAL & DISPOSAL

6.1 Equipment

Based on a review of the chemicals (i.e., thimerosal, reagent chemicals, acids, etc.) used at the Facility and the hazardous waste generated, the equipment listed in Table 3 was visually inspected to determine whether the remaining residue, if any, was hazardous as defined in Chapter 850 of the MEDEP *Hazardous Waste Management Rules*.

**Table 3 – Inspection Summary – Chemical Cabinets,
Laboratory Instruments and Equipment**

Equipment	Quantity	Inspection	Removal
Chemical Storage Cabinets	4	Chemical storage cabinets were emptied, cleaned and inspected by Binax; no hazardous waste residue was observed.	All four chemical storage cabinets were moved to and are still being used at Binax's new facility in Scarborough, Maine.
Laboratory Instruments and Equipment	Various	Laboratory instruments and equipment were emptied, cleaned and inspected by Binax. No hazardous waste residue was observed.	The laboratory instruments and equipment were moved to and are still being used at the new Binax Facility.

6.2 Building Interior

The interior of the building was inspected by a representative of St. Germain for hazardous waste residue on June 30, 2005. The inspection focused on the, laboratories, manufacturing areas and chemical storage in rooms 146 and 206. According to Mr. Noel, all miscellaneous laboratory chemicals that were either expired or no longer being used were moved to the HUWSR for proper shipping and disposal offsite. All other chemicals were shipped offsite by Clean Harbors to Binax's Scarborough Facility. Most of the chemical inventory within the Facility was used in development and manufacturing operations during the remaining two

months on site. This resulted in small quantities of chemicals being present when the Facility discontinued its operations on June 15, 2005. No hazardous waste or hazardous waste residues were observed in the laboratories, manufacturing areas and other chemical storage areas during the Facility inspection.

The Boiler Room was inspected by St.Germain and no hazardous waste or hazardous waste residues were observed. Most of the floor drains were clogged with dust and dirt and appeared to be seldom used. In the basement, a floor drain was observed in the air handling equipment room, another was observed in the boiler room, eight were observed in the dry material storage room (former live animal laboratory), one was observed near the two, above ground, 275-gallon storage tanks in the crawl space. With exception to the floor drain in the boiler room, all of the floor drains observed in the basement were clogged with dust and dirt and appeared to be seldom used. The boiler room floor drain repeatedly receives water from the condensate system and boiler blow-down. No hazardous waste or hazardous waste residues were observed associated with the floor drains in the basement. To the best of Mr. Noel's knowledge, the floor drains discharge to the municipal sewer system. Mr. Noel also indicated that the Facility had a wastewater discharge permit through the City of Portland Sanitary Sewer System.

6.3 Hazardous Waste Satellite Accumulation Areas

Waste thimerosal and waste chemical reagents were generated in laboratories and accumulated in hazardous waste SAAs on the first and second floors (see **Figure 2**). Once a container of hazardous waste was filled, it was moved to the HUWSR within 72 hours. Once the manufacturing operations ceased, the hazardous waste containers in the SAAs were moved to the HUWSR for final shipment offsite. There was no visible evidence of hazardous waste or hazardous waste residues on the floor of every SAA located in the Facility.

6.4 Hazardous and Universal Waste Storage Room

The universal waste stored in this room consisted of spent fluorescent lamps, and spent cathode ray tubes. The universal waste was properly packaged and shipped off site by Clean Harbors on June 29, 2005, using Uniform Bill of Lading No. MEF001427 (see **Appendix B**). During the inspection, there was no evidence of hazardous waste, universal waste or hazardous waste residue inside the HUWSR.

6.5 Property Exterior

The exterior of the property was inspected for hazardous waste residue on June 30, 2005. There was no visible evidence of hazardous waste or hazardous waste residue at the areas inspected.

7.0 CONCLUDING REMARKS

St.Germain offers the following concluding remarks:

1. Binax has successfully removed and properly disposed of all known hazardous waste and hazardous waste residue from the Facility in accordance with MEDEP Hazardous Waste Management Rules.
2. Based on information provided by Binax representatives, the results of the Phase I Environmental Site Assessment and our observations of the Facility on June 30, 2005, no additional testing of building materials or soils is deemed necessary.

8.0 LIMITATIONS

This report was prepared solely for the use by Binax and the MEDEP and may not be used by other parties without first obtaining written consent from St.Germain. St.Germain shall bear no liability for unauthorized use of information contained in the report.

The report is limited to the Scope of Work referenced above and to the Terms and Conditions in its proposal to Binax, dated June 24, 2004. Certification of hazardous waste closure was limited to visual inspection of building materials, equipment and surface soils for residual hazardous

**BINAX, INC.
READ STREET FACILITY
PORTLAND, MAINE**

APPENDIX A

Hazardous Waste Generator Closure Certification

HAZARDOUS WASTE GENERATOR CLOSURE CERTIFICATION

Facility Name: Binax, Inc.
Location: 217 Read Street
Portland, Maine 04915

EPA ID Number: MER000500116

**Waste Code for
Hazardous Wastes
Previously Generated:** D001, D009, D011

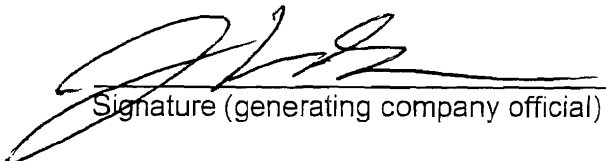
**Reason Hazardous Waste
is No Longer Generated:** Binax has discontinued operations at the Read Street facility and
has moved to its new facility in Scarborough, Maine.

**Date Hazardous Waste
Generation Was
Discontinued:** June 15, 2005

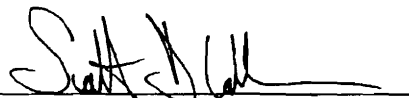
Date of Final Shipment: June 29, 2005

Signers certify that the closure was completed in accordance with Chapter 851, Section 11 of
the State of Maine Hazardous Waste Management Rules

Date: 9/12/05


Signature (generating company official)

Judson Graham K.P. Operations
print name and title of company official

Attested by: 
Scott Collins, P.E. (#7860)
St. Germain & Associates, Inc.



**BINAX, INC.
READ STREET FACILITY
PORTLAND, MAINE**

APPENDIX B

Hazardous Waste Manifest and Universal Bill of Lading



STATE OF MAINE C1990635

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Hazardous Waste MANIFEST SECTION, State House, Station 17, Augusta, ME 04333



Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

Form Approved. OMB No. 2050-0039.

UNIFORM HAZARDOUS WASTE MANIFEST		1 Generator's US EPA ID No. <u>ME R 000510414 1100146</u>		Manifest Document No. <u>1100146</u>		2 Page 1 of <u>2</u>		Information in the shaded areas is not required by Federal law but may be required by State Law.			
3. Generator's Name and Mailing Address <u>Simax Incorporated 217 Reed St Portland ME 04103</u>						A. State Manifest Document Number <u>ME G 000496</u>					
4. Generator's Phone <u>772-3983</u>						B. S.G.I. (Gen. Site Address) <u>same</u>					
5. Transporter 1 Company Name <u>Clean Harbors Env. Services Inc</u>						6. US EPA ID Number <u>MA 010214121261511</u>		C. S.T.I. (Lic. Plate #) <u>MA 13229</u>			
7. Transporter 2 Company Name						8. US EPA ID Number		D. Transporter's Phone <u>781-849-1800</u>			
9. Designated Facility Name and Site Address <u>Clean Harbors Reidsville LLC 208 Watlington Industrial Dr. Reidsville, NC 27320</u>						10. US EPA ID Number <u>NC 0101010614181111</u>		E. S.T.I. (Lic. Plate #)			
								F. Transporter's Phone			
								G. State Facility's ID			
								H. Facility's Phone <u>336-342-6106</u>			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers		13. Total Quantity		14. Unit Wt/Vol	
						No. Type				Waste No.	
a. Waste propane, 2.1, UN1978						1011 C 1101010107 P				EPA State <u>0001</u>	
b. Waste Aerosols, 2.1, UN1950						1011 D F 10101111 P				EPA State <u>0001</u>	
c. Waste Paint related material, 3, UN1263, PG II						1012 D M 10101101 P				EPA State <u>0001</u>	
d. Waste oxidizing solid nos, s.1, UN1479, II						1011 D F 10101101 P				EPA State <u>0001</u>	
J. Additional Descriptions for Materials Listed Above						K. Handling Codes for Wastes Listed Above					
a. <u>LP(LCY-1)(1XCYLE n used paint)(L.I)</u>						b. <u>LP(LTP)(2YSS)(L.I)</u>					
c. <u>LP(LCK-0)(1XS)(6.I)</u>						d. <u>LP(LCK-0)(1XS)(S.I)</u>					
15. Special Handling Instructions and Additional Information <u>24hr Emergency # 800-493-3718</u>											
						Point of Departure:					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable state laws and regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment, OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.											
Printed/Typed Name <u>[Signature]</u>						Signature <u>[Signature]</u>		Month Day Year <u>Jan 12 1997</u>			

GENERATOR MAILLS TO DESTINATION STATE

Hazardous materials Control at 1-800-482-0777.



STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Hazardous Waste MANIFEST SECTION, State House, Station 17, Augusta, ME 04333

MAINE RECYCLABLE HAZARDOUS MATERIAL

1990635

PLEASE PRINT OR TYPE (Form designed for use on elite (12 pitch) typewriter)

UNIFORM BILL OF LADING ME R00005001161427		1. Generator's US EPA ID No.	2. Page 1 of 1	A. State Document Number ME F 001427		
3. Generator's Name and Mailing Address Binax Inc. 3177 Route 1 Orono, ME 04473		B. General Site Address (if different) Same		C. Vehicle # MA 17229		
4. Generator's Phone (207) 772-3107		D. Carrier's Phone (603) 577-1700		E. Vehicle #		
5. Carrier 1 Company Name & Address WALSH & SONS INC		6. Carrier 2 Company Name & Address		F. Carrier's Phone		
7. Designated Facility Name & Site Address RECYCLING, NC 27320		G. State Facility Mailing Address SARASOTA		H. Facility's Phone 336-372-6106		
8. U.S. DOT DESCRIPTION (Including Proper Shipping Name, Hazard Class & UN/NA)		9. Containers	10. Total	11. Unit	Supplemental Material Information	
A. NON DOT ALLIUM CHLORIDE (F) UN1909		No.	Quantity	Wt./Vol.	State Code (MR)	
B.					State Code (MR)	
C.					State Code (MR)	
D.					State Code (MR)	
J. Additional Descriptions for Material Listed Above		DESIGNATED FACILITY COPY - Recycled by Generator				
12. Emergency Response / Special Handling Instructions and Additional Information		24 hr. Emergency at 504-463-3378				
13. GENERATOR'S CERTIFICATION: I certify that all parts of the hazardous material referenced in the above shipping document including the mercury and lead have been recycled, re-used, re-used or reclaimed as defined in Chapter 856, Section 11A(5).						
Printed/Typed name		Signature		MM	DD	YY
14. Carrier Acknowledgement of Receipt of Materials		Signature		MM	DD	YY

GENERATOR 77 J-4E J1 at 115 C 15 M Haz

RADIATION SAFETY & CONTROL SERVICES, INC.

Study or Technical Information Document



STID # 05-009

SOLIDPHASE INC., PORTLAND, MAINE

FINAL STATUS SURVEY FOR
UNRESTRICTED RELEASE OF THE
LABORATORY/ROOM RCA AREAS

Revision 00

Prepared By:

Paul Plazeski
P. Plazeski, HP Specialist

Date:

June 9, 2005

Reviewed By:

[Signature]

Date:

July 11, 2005

1. INTRODUCTION:

This report reflects the radiation/contamination surveys performed on May 26-27 and June 2-3 of 2005 at SolidPhase Inc., Portland Maine. The purpose of this survey is for the ultimate free release of this facility and its contents for unrestricted use by the general public. The survey included fixed and scan radiation measurements along with cotton smear contamination samples.

2. MARSSIM OVERVIEW

Current decommissioning activities are guided by the document "Multi-Agency Radiation Survey and Site Investigation Manual" (reference 6.1). MARSSIM is a multi-agency consensus document that was developed collaboratively by the Department of Defense (DOD), Department of Energy (DOE), Environmental Protection Agency (EPA), and the Nuclear Regulatory Commission (NRC).

MARSSIM identifies six separate steps in the radiation survey and site investigation process. They are, 1) Site Identification, 2) Historical Site Assessment, 3) Scoping Survey, 4) Characterization Survey, 5) Remedial Action Support Survey, and 6) Final Status Survey.

Areas that have no reasonable potential for residual contamination are classified as 'non-impacted' areas. Areas with some potential for residual contamination are classified as 'impacted' areas. Impacted areas are further divided into one of three classifications. They are, 1) Class 1 Areas (areas with the greatest potential for residual contamination), 2) Class 2 Areas (areas that may have residual contamination, but are not expected to exceed derived levels), and 3) Class 3 Areas (impacted areas not expected to have residual contamination).

Derived Concentration Guideline Level (DCGL)

Activity concentration above background (dpm/100cm²) associated with the

They determined that the flood water was within State Radiation specifications and allowed it to be pumped out of the basement. After the water removal, the barrel storage room and an adjacent room used to store empty barrels were scanned and "swiped" to determine if there was any radioactive contamination. Some areas were above background and were covered with cardboard to prevent further contamination. Monthly surveys were conducted until all areas had decayed to background levels.

First Floor, Loading Dock

Full barrels of radioactive materials were transferred from the 2nd or 3rd floors of the building via elevator and across the loading dock to be lowered to the basement storage area via a barrel hoist. After a minimum of 10 half lives, barrels were transferred from the storage area to the loading dock for disposal. No radioactive material was stored on the loading dock.

Second Floor, Room 222, Iodination Lab

Stock radioiodine was received here and stored until use. Stock concentrations could be as high as 900 uCi/ml and receipts were typically app. 300 mCi per month. Stock radioiodine was used to radiolabel proteins or peptides for use in immunodiagnostic testing. Reactions ranged from 1 mCi or less per iodination to app. 30 mCi per reaction and reactions varied from as few as two or three per week to as many as a dozen reactions per week. Radiolabelled products were purified by numerous purification procedures (HPLC, TLC, gel filtration, etc.) and the resulting purified materials were diluted in aqueous solutions to yield "bulk" tracer solutions. Volumes of bulk tracer solutions varied from less than 100 mL to as much as 50,000 mL. It is estimated that the maximum amount of radioiodine present at any one time was less than 500 mCi .

On December 20, 2002, during an iodination a rubber stopper popped out of a reaction vial containing app. 30 mCi of radioiodine. The stopper landed on the floor in front of Hood #3. After washing the floor a survey meter was still detecting radioactivity above background. The area was covered with lead foil and allowed to decay.

4. DISCUSSION AND ANALYSIS:

4.1 Source Term and Reference Isotope:

The source term includes only Iodine 125 used for tagging Antigens and Antibodies.

Electron Emission Products: I-125

Photon Emission Products: I-125

Fraction	Energy(MeV)	Fraction	Energy(MeV)
0.008112	0.035324	0.064900	0.035492
0.024662	0.034486	0.154380	0.003770
0.122660	0.030553	0.254090	0.031000
0.196910	0.022700	0.392330	0.027202
0.778800	0.003678	0.731960	0.027472
1.561000	0.003190		

Survey Design

All of the laboratories/rooms located at the SolidPhase building that were considered as part of the Radiological Controlled Area (RCA) were included in the survey (See survey modules for pictures and maps of the individual rooms). The laboratories/rooms 221, 222, 309, 311, 304, and 32 were designated as Class 2 with the associated rooms, 208, freight elevator, loading dock and interconnecting hallways were all designated either Class 3 or unaffected.

Fixed radiological contamination measurements using a 100cm² low energy Iodine probe were performed and cotton smears were taken at predetermined points of the areas based on MARSSIM criteria.

4.2.2 Smear Surveys (wipes)

Large area 200cm² - 300cm² smear samples were collected on each square meter of the lab/room floor surfaces. Smear samples were also obtained on lab furniture surfaces and internals.

All smear samples were evaluated using the Nuclear Enterprises Model 1000 gamma counter (S/N 642), cal due date November 2, 2005, belonging to SolidPhase Inc..

4.3 Background Determination

The background values for the portable meters were determined by taking readings at several locations outside of the subject area and at points within the scan areas in order to more accurately determine areas of increased counts.

It was noted when performing background readings around the facility and also when performing the survey measurements that the background varied considerably from point to point on the same type of material and from location to location. The chart below demonstrates some of the values on varied materials and their variability

BACKGROUND DATA FOR VARIED AREAS OF FLOOR MATERIALS IN KCPM					
Tile Overlay		Wood Overlay		Concrete Only	
6.41	5.15	5.24	7.24	6.83	Sample Points
6.84	5.32	5.29	7.03	6.92	
6.79	5.51	5.42	6.97	6.88	
6.72	5.64	5.35	7.06	6.92	
6.61	5.72	5.28	7	7.05	Total
33.37	27.34	26.58	35.3	34.6	Mean

$$MDA(dpm) = \frac{3 + 3.29 \sqrt{R_b t_s \left(1 + \frac{t_s}{t_b}\right)}}{eff * t_s}$$

where eff = the counting efficiency in counts per disintegration.

For scanning measurements, Reference 5.2 provides the following equation:

$$MDC(dpm/100cm^2) = \frac{MDCR}{\sqrt{p} * \epsilon_i * \epsilon_s * \left(\frac{\text{Probe Area}}{100cm^2}\right)}$$

where: MDCR = Minimum Detectable Count Rate (net cpm)
 \sqrt{p} = surveyor efficiency = 0.5
 ϵ_i = Instrument Efficiency (net count rate/particle emission rate)
 ϵ_s = Source Efficiency = 0.25 (from ISO 7503 for low E betas)

MDCR is determined based on assumptions of 95% probability of detection in stage one scanning, and a 60% probability of false positives, and an index of sensitivity, d' , = 1.38, and an observation time of 2 seconds. These parameters are listed in Table 6.2, and provides data that are used to generate the following equation:

$$MDCR = 7.559 * (R_b)^{0.5}$$

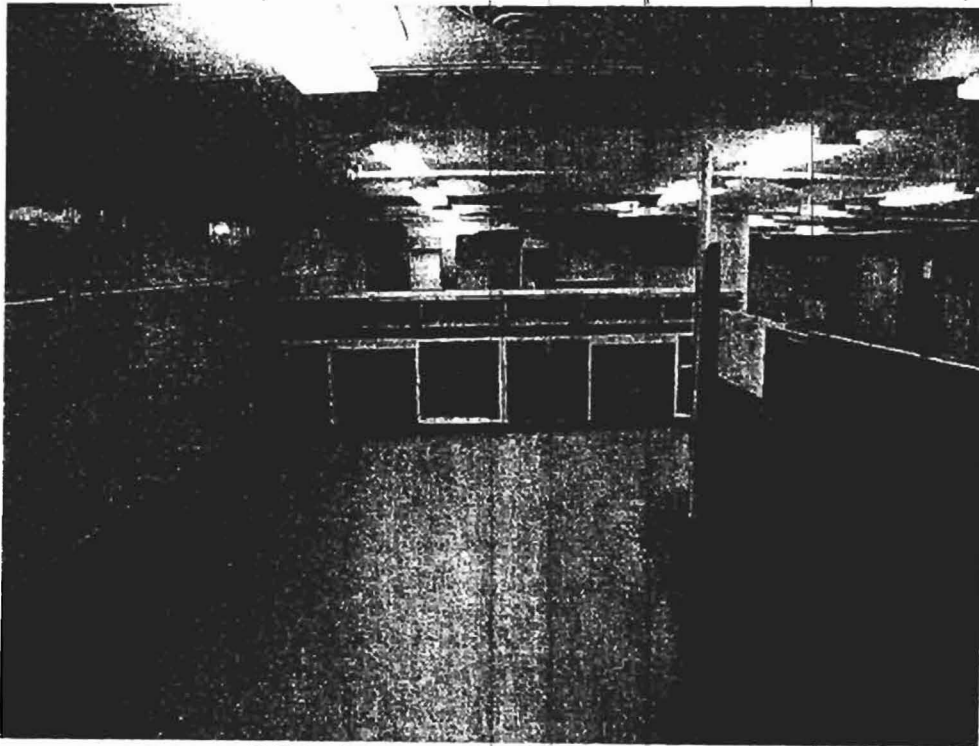
4.4.1 Calculated Values for L_c and MDA

Table 1: Summary of Critical and Detection Levels for the Instrumentation Utilized

Instrument	Sample Count Time, T_s (min)	Background Count Time	Background Count Rate	Counter Efficiency	Critical Level	MDA (dpm/100cm ²)

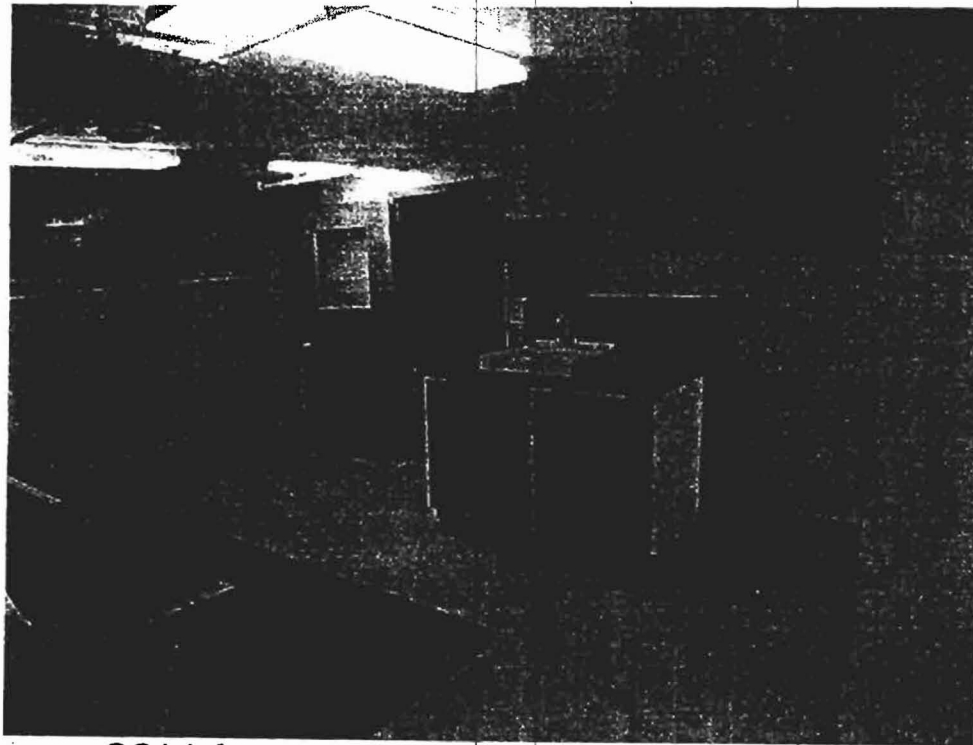
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QC Laboratory
Room 309



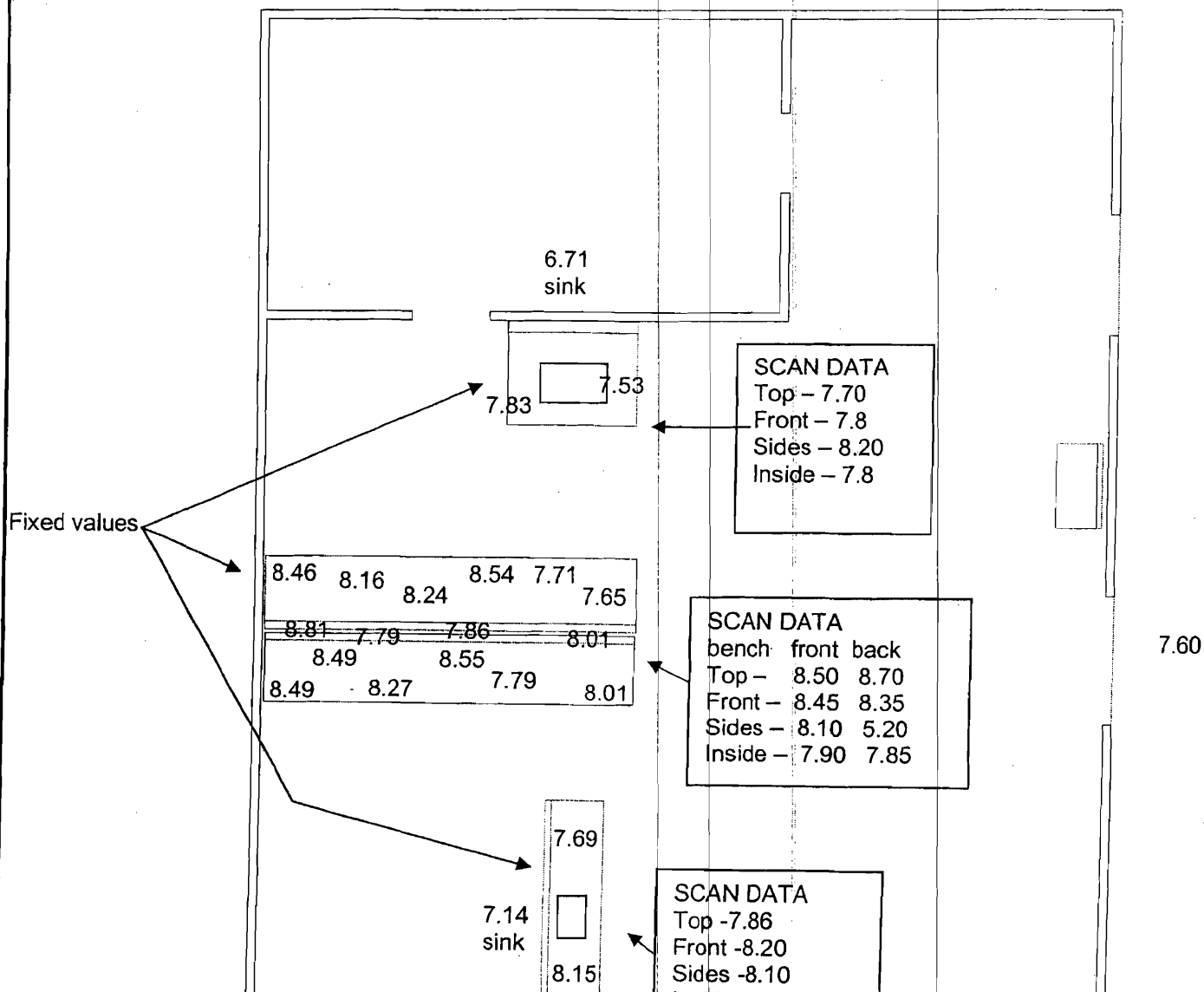
QC Laboratory from front doorway



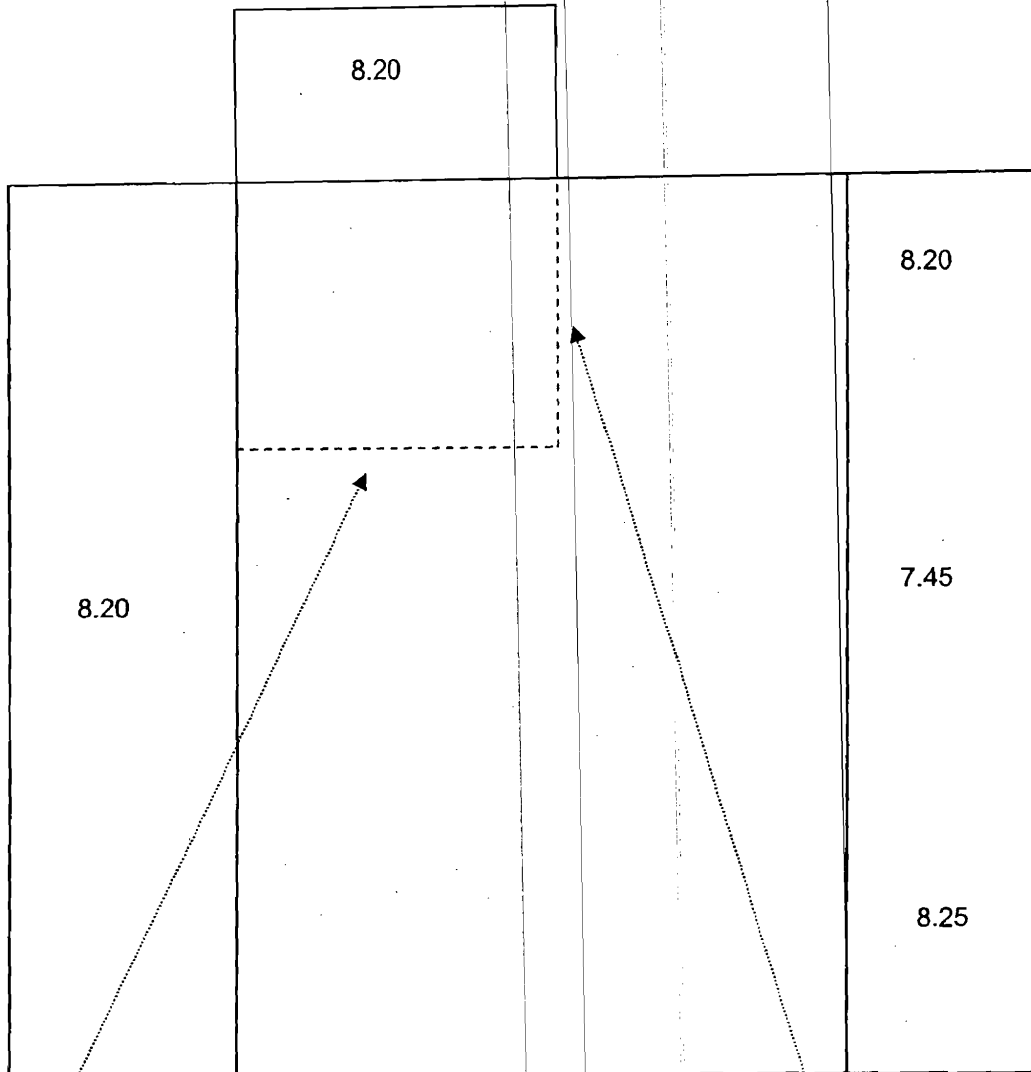


QC lab from mid bench area looking toward room 310
Room 310 no used for radioactive material.

Fixed and Scan Radiological Sample Data (Uncorrected KCPM using the NE Technologies Electra with GP-13 Iodine Probe)



**Radiological Wall Scan Values in Uncorrected KCPM using the
NE Technologies Electra with GP-13 Iodine Probe**



Cotton Wipe Results for Room 309

SolidPhase, Inc.

Decontamination Survey Samples
217 Reed Street, Portland, ME

Survey Location: Room 309 Furniture
Survey Date: 5/26/05

Sample #	Sample (cpm)	Background (cpm)	Corrected (cpm) (Sample - Bkg)	Sample (dpm) (Corrected CPM / Efficiency)
93	188	147	41	51
94	144	148	-4	-5
95	178	149	29	36
96	152	166	-16	-20
97	177	172	5	8
98	184	183	21	28
99	156	185	-9	-11
100	193	203	-10	-12
101	149	129	20	25
102	183	201	-18	-22
103	157	156	1	1
104	148	142	6	7
105	169	147	22	27
106	127	148	-21	-26
107	170	149	21	26
108	134	168	-34	-42
109	144	172	-28	-35
110	139	183	-24	-30
111	146	185	-19	-24
112	196	203	-8	-10
113	164	129	35	44
114	172	201	-29	-36
115	170	156	14	17
116	136	142	-7	-9
117	185	147	38	47
118	139	148	-9	-11
119	181	149	32	40
120	134	168	-34	-42
121	166	172	-6	-7
122	154	183	-9	-11
123	131	165	-34	-42
124	201	203	-2	-2
125	136	129	7	9
126	177	201	-24	-30
127	164	156	8	10
128	162	142	20	25
129	175	147	28	35
130	130	148	-18	-22
131	158	149	7	9
132	153	168	-15	-19
133	174	172	2	2

All wipe samples show no removable contamination.
See MARSSIM room drawing for

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Product Packaging
Room 311

Cotton Wipe Results for Room 309

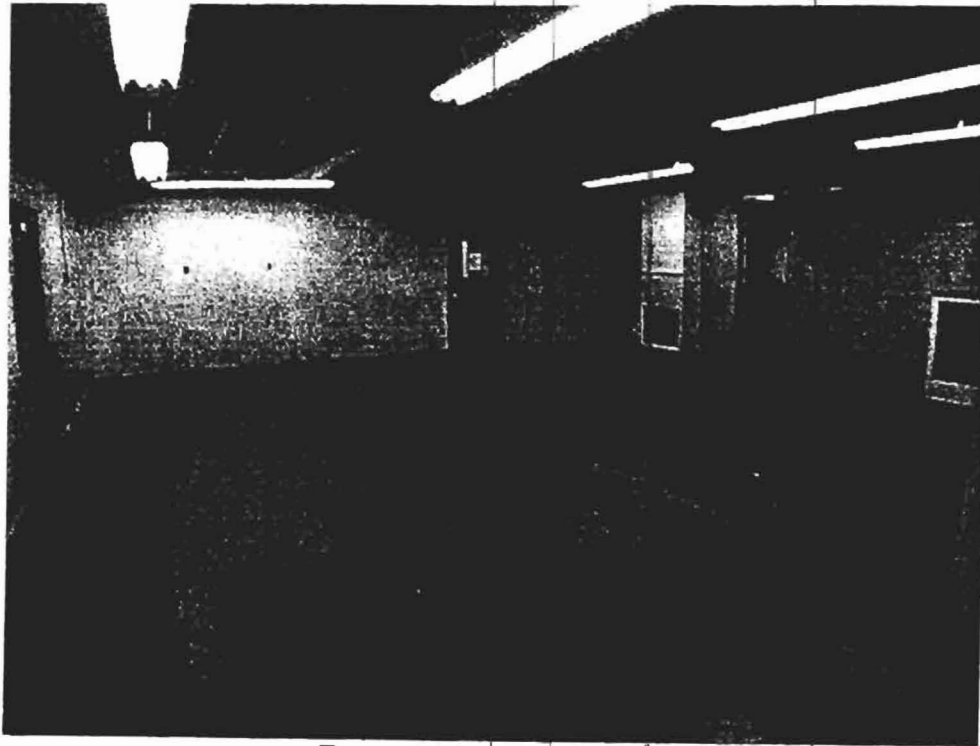
SolidPhase, Inc.

Decontamination Survey Samples
217 Reed Street, Portland, MESurvey Location: Room 309 Furniture
Survey Date: 5/26/05

Sample #	Sample (cpm)	Background (cpm)	Corrected (cpm) (Sample - Bkg)	Sample (dpm) (Corrected CPM / Efficiency)
93	188	147	41	51
94	144	148	-4	-5
95	178	149	29	36
96	152	166	-15	-20
97	177	172	5	8
98	184	183	21	28
99	158	165	-9	-11
100	193	203	-10	-12
101	149	129	20	25
102	183	201	-18	-22
103	157	158	1	1
104	148	142	6	7
105	169	147	22	27
106	127	148	-21	-28
107	170	149	21	28
108	134	168	-34	-42
109	144	172	-28	-35
110	139	183	-24	-30
111	146	185	-19	-24
112	196	203	-8	-10
113	164	129	35	44
114	172	201	-29	-38
115	170	158	14	17
116	136	142	-7	-9
117	185	147	38	47
118	138	148	-9	-11
119	181	149	32	40
120	134	168	-34	-42
121	166	172	-8	-7
122	154	183	-9	-11
123	131	166	-34	-42
124	201	203	-2	-2
125	136	129	7	9
126	177	201	-24	-30
127	184	156	28	35
128	162	142	20	25
129	175	147	28	36
130	130	148	-18	-22
131	158	149	7	9
132	153	168	-15	-19
133	174	172	2	2
134	162	183	-1	-1
135	158	166	-8	-7
136	192	203	-11	-14
137	177	129	48	60
138	193	201	-8	-10
139	183	158	27	34
140	135	142	-7	-9
141	172	147	25	31
142	126	148	-22	-27
143	165	149	16	20

All wipe samples show no removable contamination.
See MARSSIM room drawing for individual smear locations.

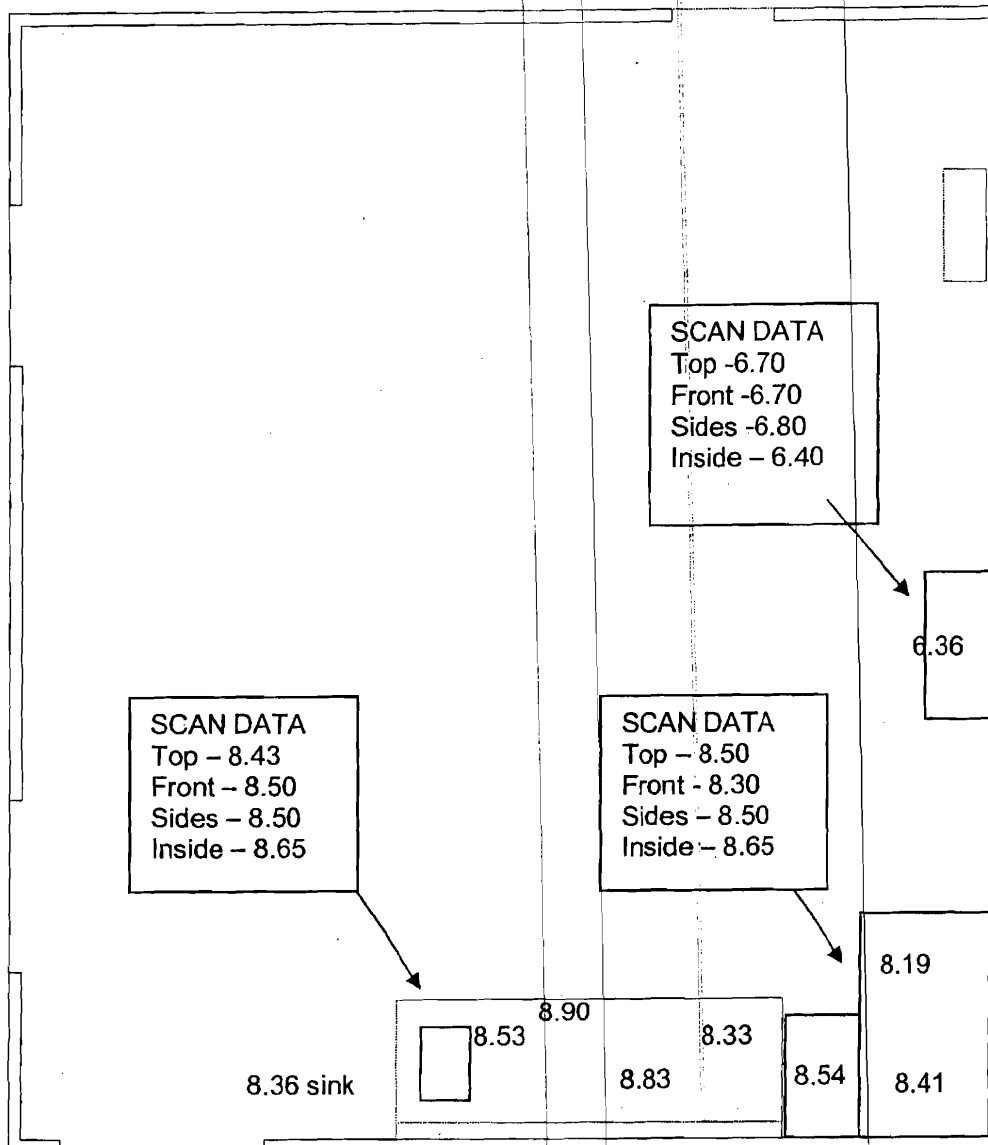
Product Packaging
Room 311



Room 311 from doorway



**Fixed and Scan Radiological Sample Data (Uncorrected KCPM
using the NE Technologies Electra with GP-13 Iodine Probe)**



**Radiological Wall Scan Values in Uncorrected KCPM using the
NE Technologies Electra with GP-13 Iodine Probe**

	7.18	
8.25		7.80
7.25		6.10
8.35		7.90
	8.4	8.5

Cotton Wipe Results for Room 311

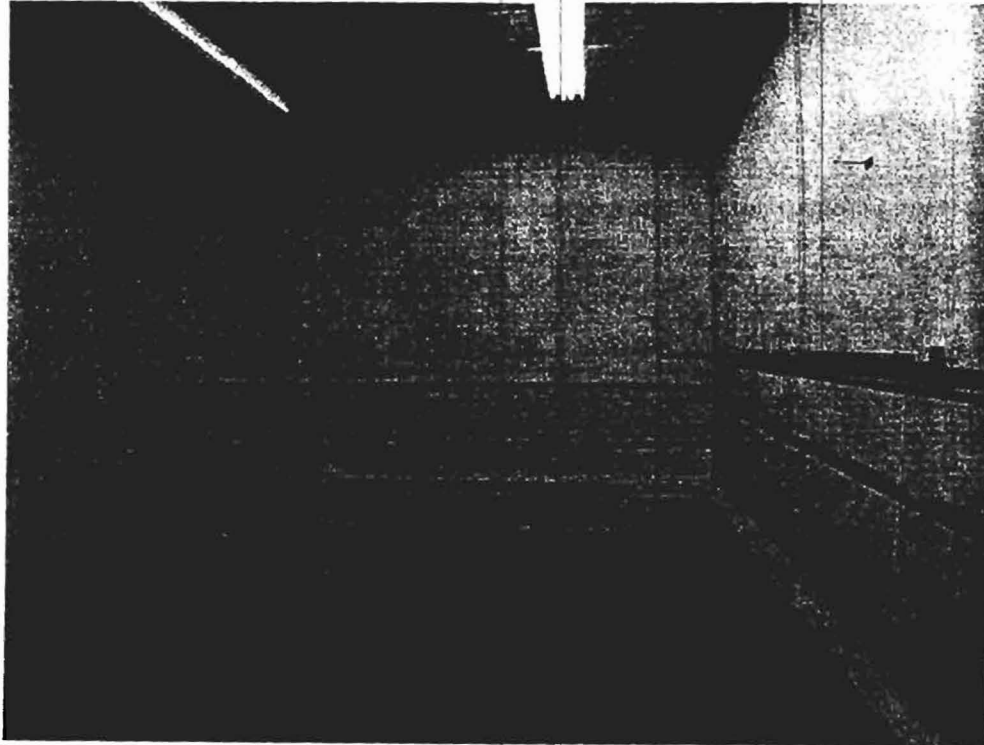
SolidPhase, Inc.

Decontamination Survey Samples Survey Location: Room 311 Furniture
217 Road Street, Portland, ME Survey Date: 5/26/05

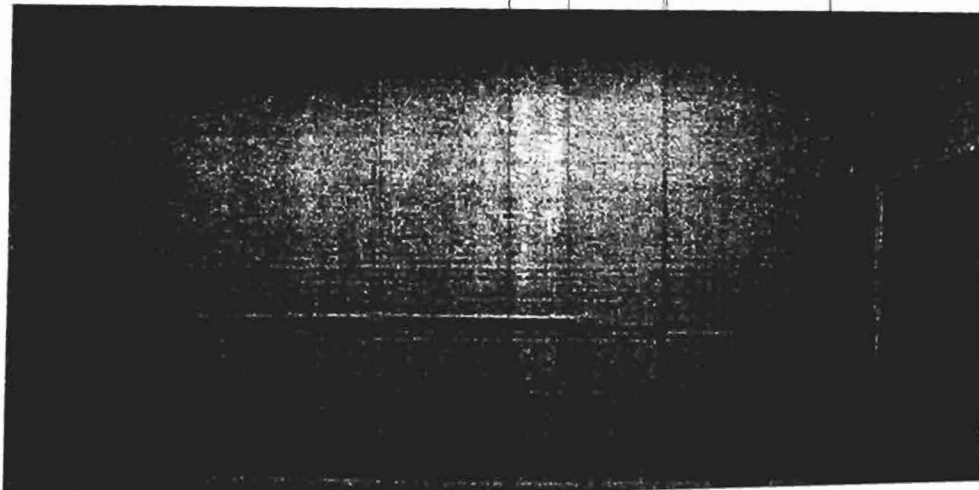
Sample #	Sample (cpm)	Background (cpm)	Corrected (cpm) (Sample - Bkg)	Sample (dpm) (Corrected CPM / Efficiency)
151	178	156	22	27
152	163	142	21	26
153	182	147	35	44
154	131	148	-17	-21
155	160	149	11	14
156	143	168	-25	-31
157	142	172	-30	-37
158	163	163	0	0
159	147	165	-18	-22
160	187	203	-16	-20
161	164	129	35	44
162	154	201	-47	-59
163	149	156	-7	-9
164	128	142	-18	-20
165	197	147	50	62
166	142	148	-6	-7
167	149	149	0	0
168	151	168	-17	-21
169	154	172	-18	-22
170	149	163	-14	-17
171	158	165	-7	-9
172	194	203	-9	-11
173	180	129	31	39
174	177	201	-24	-30
175	165	156	9	11
176	162	142	20	25
177	180	147	33	41

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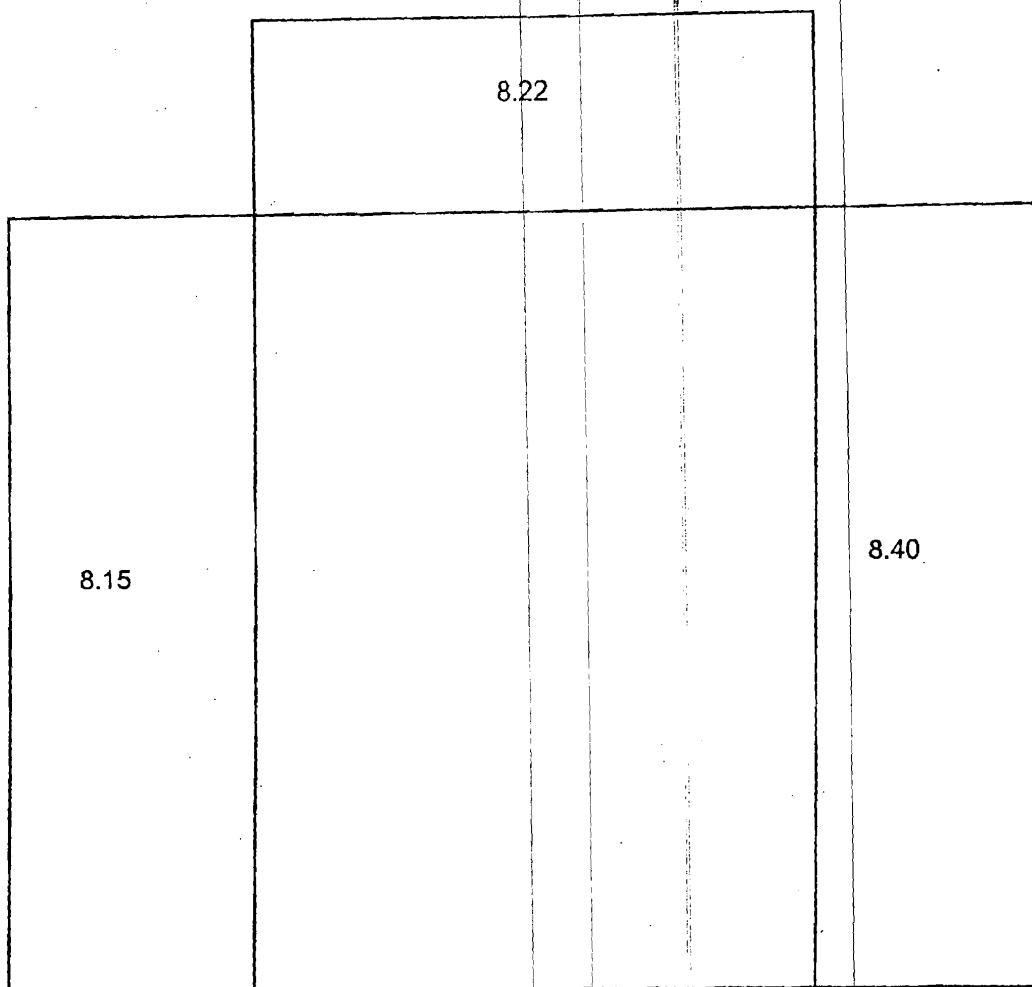
Finished Product Cooler
Room 304



Product cooler from front doorway

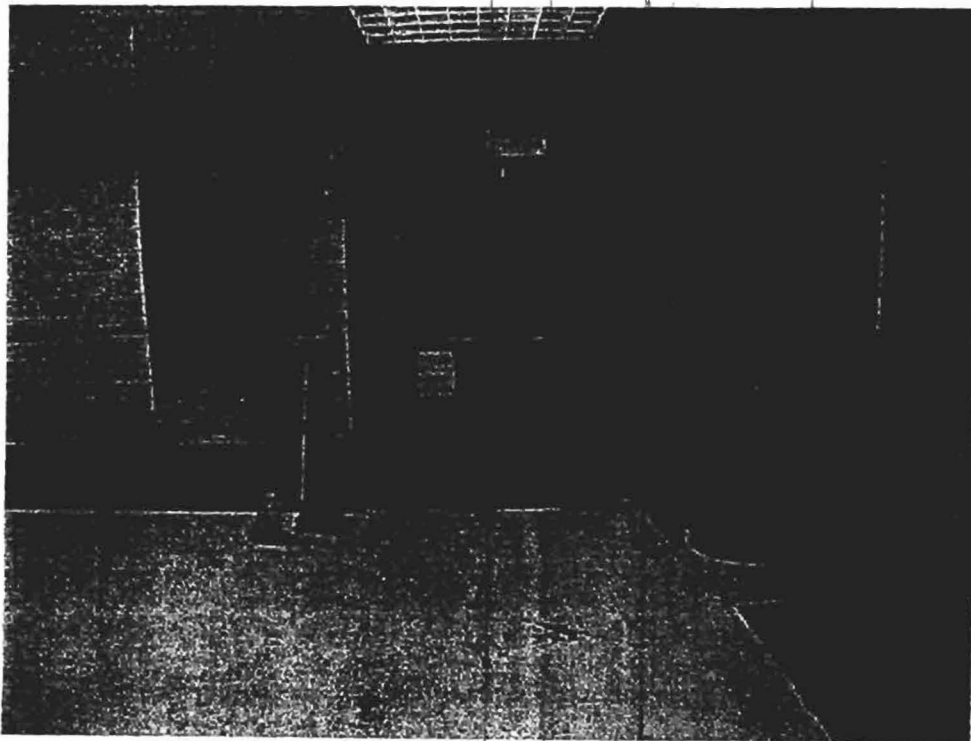


**Radiological Wall Scan Values in Uncorrected KCPM using the
NE Technologies Electra with GP-13 Iodine Probe**



STID 05-009
Revision 00
Page 41 of 81

Product Loading
Room 221



Room 221 from room 222 doorway



**Smear Location, Fixed and 1 Meter Floor Scan Radiological
Sample Locations and Values (Uncorrected CPM using the NE
Technologies Electra with GP-13 Iodine Probe)**

MARSSIM Map Room 221

	249 7.18	242 6.20	241 6.83	234 6.60	233 7.16	226 6.90		
250 7.62	248 7.03 7.35	243 7.18 7.25	240 6.58 7.20	235 6.22 7.00	232 5.9 6.85	227 6.15 6.80	225 6.60	222 6.34
251 6.94	247 6.69 7.20	244 6.92 7.16	239 6.80 7.40	236 6.15 6.50	231 6.62 6.68	228 6.20 6.62	224 6.34	223 6.21
	246 6.94	245 7.22	238 7.49	237 7.58	230 7.49	229 7.27		

Cotton Wipe Results for Room 221

SolidPhase, Inc.

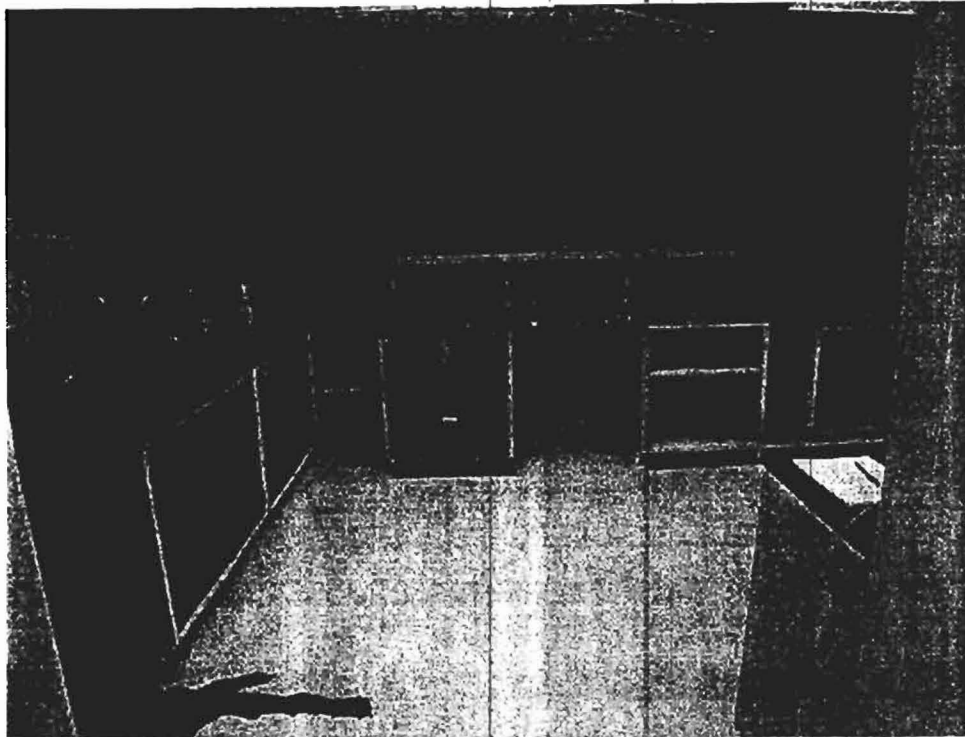
Decontamination Survey Samples
217 Road Street, Portland, ME

Survey Location: Room 221
Survey Date: 6/2/06

Sample #	Sample (cpm)	Background (cpm)	Corrected (cpm) (Sample - Bkg)	Sample (dpm) (Corrected CPM / Efficiency)
222	203	157	46	57
223	158	152	4	6
224	198	178	22	27
225	159	178	-17	-21
226	129	149	-20	-25
227	191	197	-8	-7
228	153	138	15	19
229	168	173	-5	-6
230	136	144	-8	-10
231	185	185	0	0
232	168	150	18	22
233	139	132	7	9
234	168	157	11	14
235	149	152	-3	-4
236	196	176	20	25
237	164	178	-12	-15
238	121	149	-28	-35
239	174	197	-23	-29
240	140	138	2	2
241	168	173	-5	-6
242	144	144	0	0
243	181	185	-4	-5
244	170	150	20	25
245	136	132	4	5
246	196	157	39	49
247	137	152	-15	-19
248	203	178	27	34

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Iodination Laboratory
Room 222

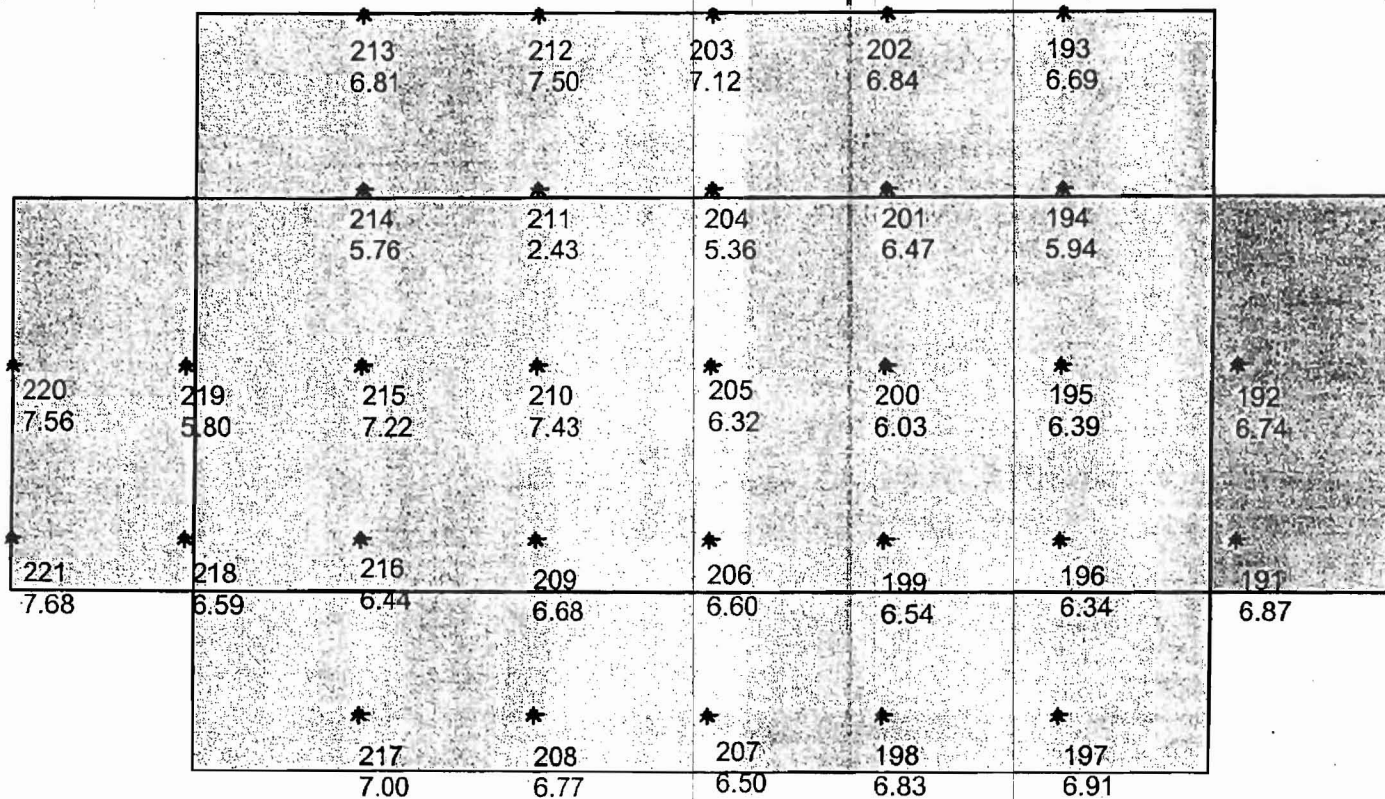


Iodination lab from room 221 doorway



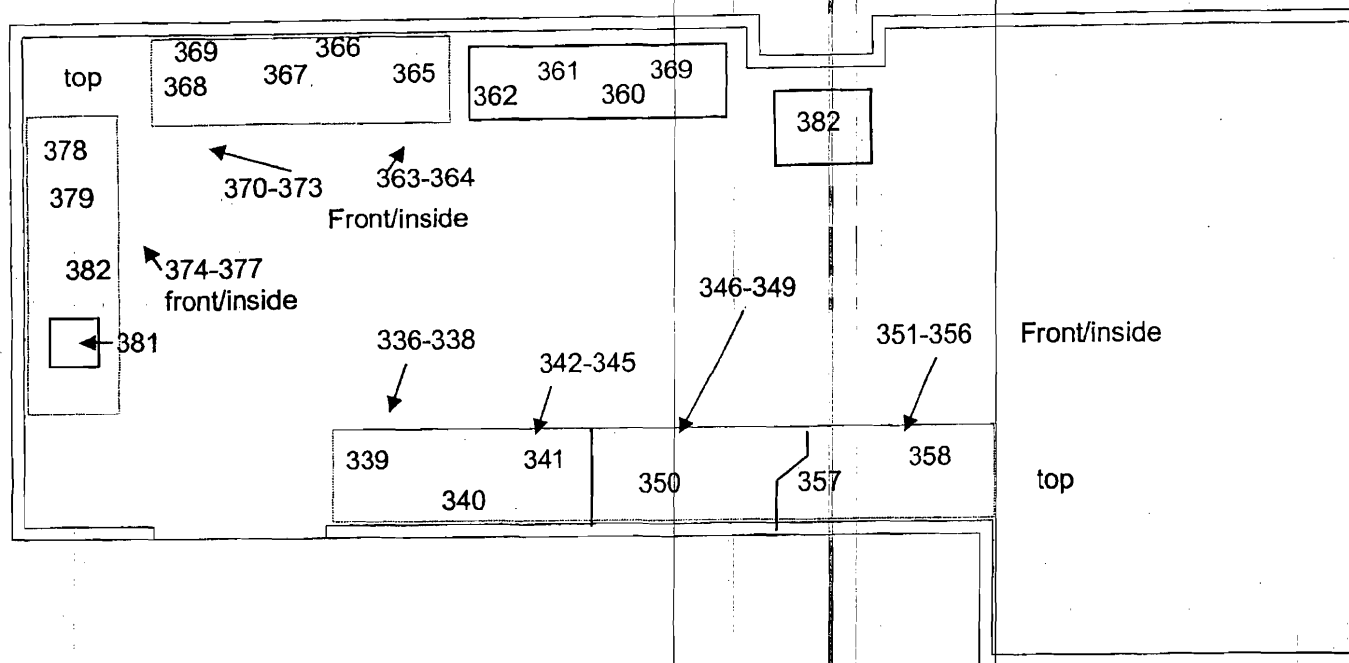
**Smear Location, Fixed and 1 Meter Floor Scan Radiological
Sample Locations and Values (Uncorrected CPM using the NE
Technologies Electra with GP-13 Iodine Probe)**

MARSSIM Map Room 222



100% scan of the floor area indicated an average 7.25 Kcpm for the final evaluation. This was after four small areas were decontaminated.

Room 222 Bench Wipe Sample Locations



RM 222 Iodination
543 sq ft

Cotton Wipe Results for Room 222

SolidPhase, Inc.

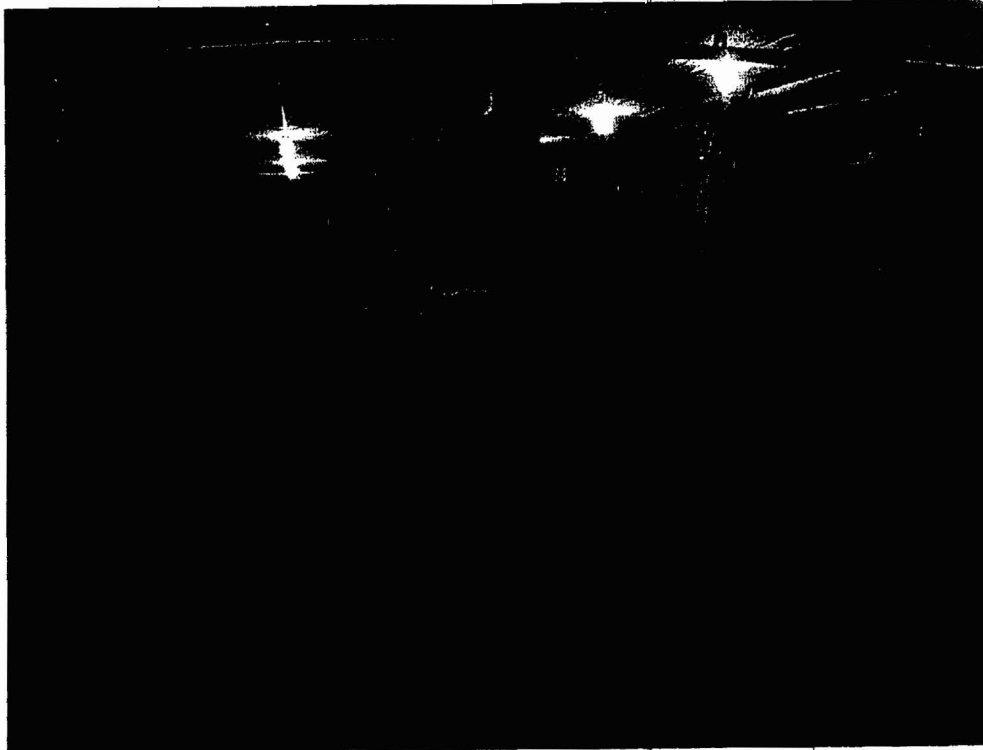
Decontamination Survey Samples
217 Reed Street, Portland, ME

Survey Location: Room 222
Survey Date: 5/2/05

Sample #	Sample (cpm)	Background (cpm)	Corrected (cpm) (Sample - Bkg)	Sample (dpm) (Corrected CPM / Efficiency)
191	203	197	6	7
192	150	138	12	15
193	136	173	-37	-46
194	163	144	19	24
195	183	185	-2	-2
196	164	150	14	17
197	153	132	21	26
198	205	157	48	60
199	164	152	12	15
200	193	176	17	21
201	158	176	-18	-22
202	137	149	-12	-15
203	173	197	-24	-30
204	147	138	9	11
205	147	173	-26	-32
206	190	144	-14	-17
207	201	185	16	20
208	166	150	6	7
209	141	132	9	11
210	193	157	36	45
211	152	152	0	0
212	204	176	28	35
213	160	176	-16	-20
214	147	149	-2	-2
215	181	197	-16	-20
216	155	138	17	21
217	135	173	-38	-47

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Revision 00
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Drum Storage Area
Room 32



Drum storage room from entrance doorway



Cotton Wipe Results for Room 32

SolidPhase, Inc.

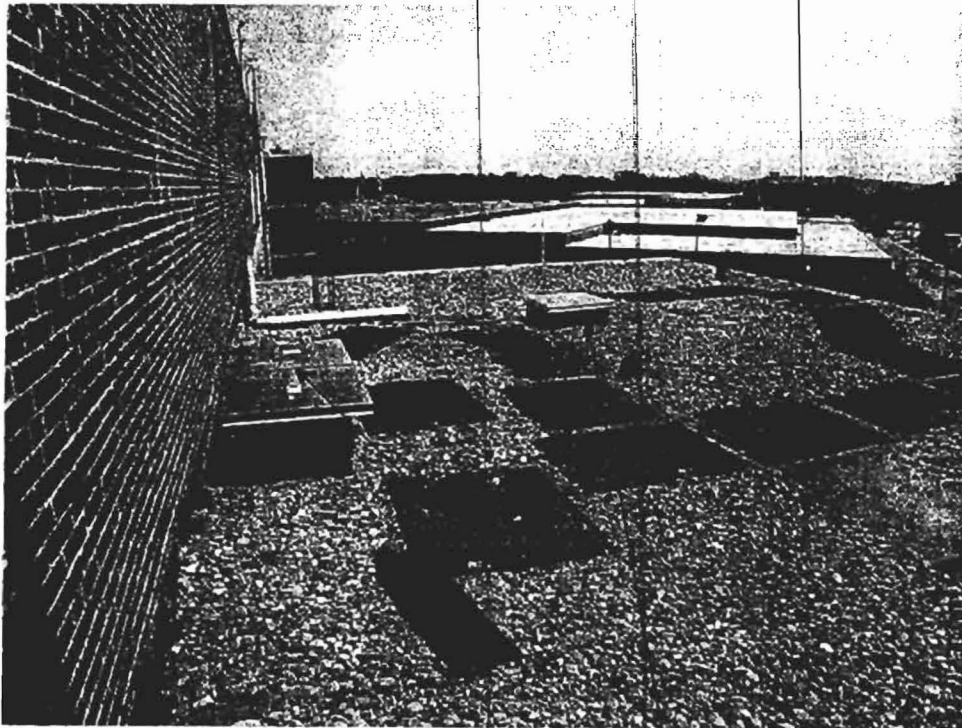
Decontamination Survey Samples
217 Road Street, Portland, ME

Survey Location: Drum Storage Area
Survey Date: 6/2/06

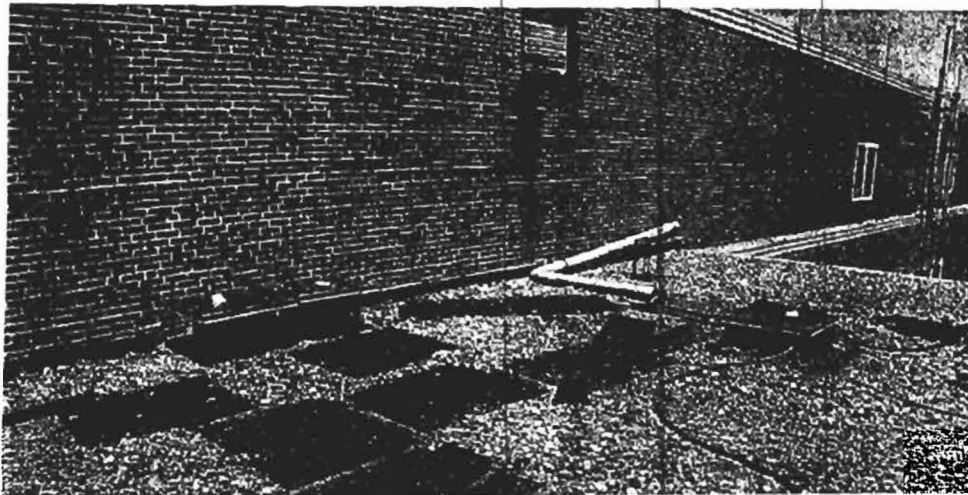
Sample #	Sample (cpm)	Background (cpm)	Corrected (cpm) (Sample - Bkg)	Sample (dpm) (Corrected CPM / Efficiency)
300	149	138	11	14
301	168	173	-15	-19
302	154	144	10	12
303	174	185	-11	-14
304	166	150	16	20
305	135	132	3	4
306	185	157	28	35
307	155	152	3	4
308	163	176	-13	-16
309	156	176	-20	-25
310	135	149	-14	-17
311	184	197	-13	-16
312	131	138	-7	-9
313	167	173	-6	-7
314	163	144	19	24
315	159	185	-26	-32
316	163	150	13	16
317	148	132	16	20
318	178	157	21	26
319	124	152	-28	-35
320	172	178	-4	-5
321	180	176	4	5
322	139	149	-10	-12
323	161	197	-16	-20
324	136	138	-2	-2
325	171	173	-2	-2
326	126	144	-18	-22
327	153	185	-32	-40
328	164	150	14	17

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Revision 00
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Roof above Iodination Laboratory



Roof Area where air filtration units were located. Entry points into the building



Unaffected Areas and Bulk
Product Cold Room
Room 208 Around The
Radiologically Controlled Areas



Bulk product cold room looking from door area



Cotton Wipe Results Unaffected Area, elevator and 2nd Floor Cooler

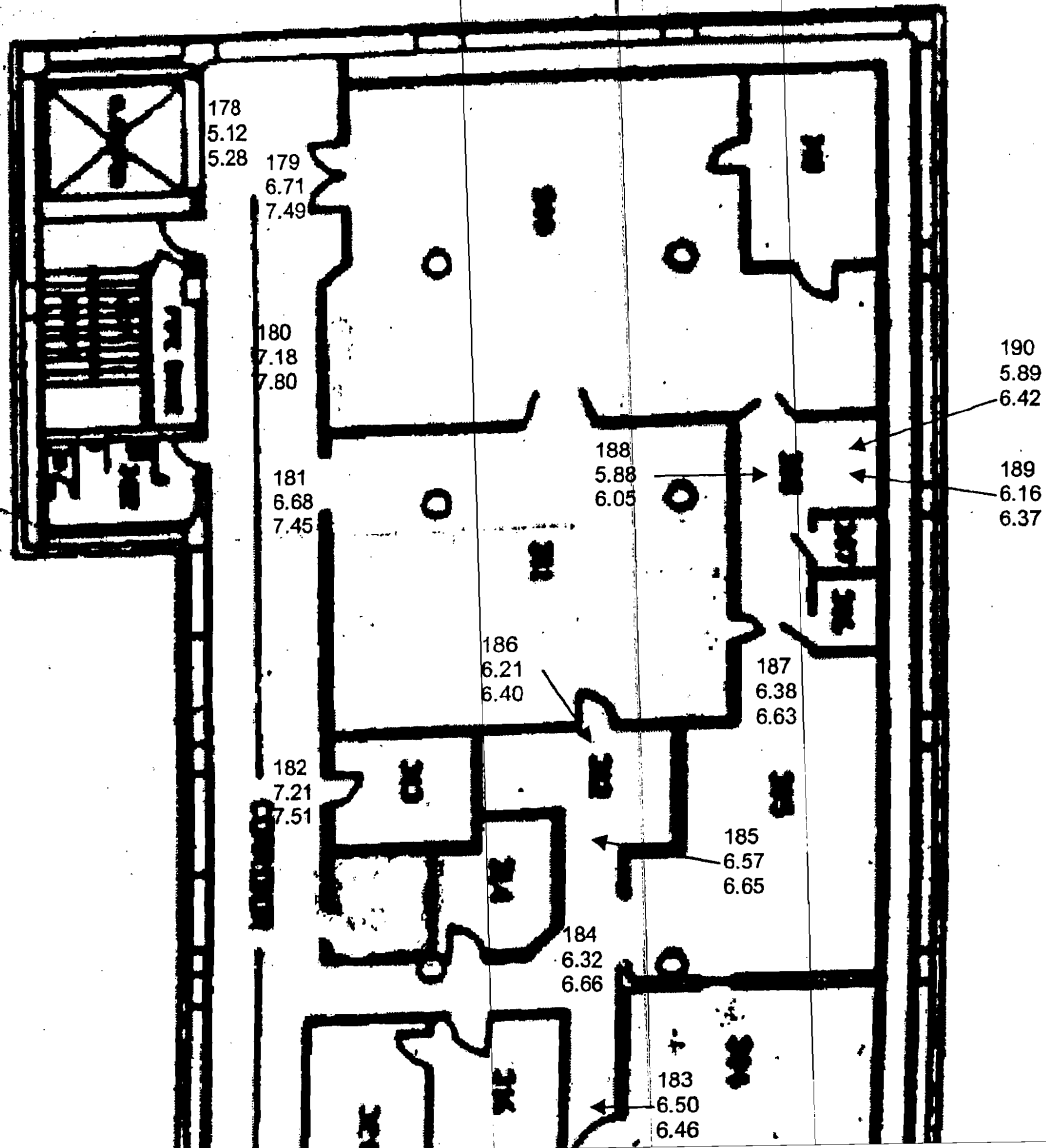
SolidPhase, Inc.

Decontamination Survey Samples Survey Location: 2nd Floor Unaffected Areas
217 Read Street, Portland, ME

Survey Date: 8/2/05

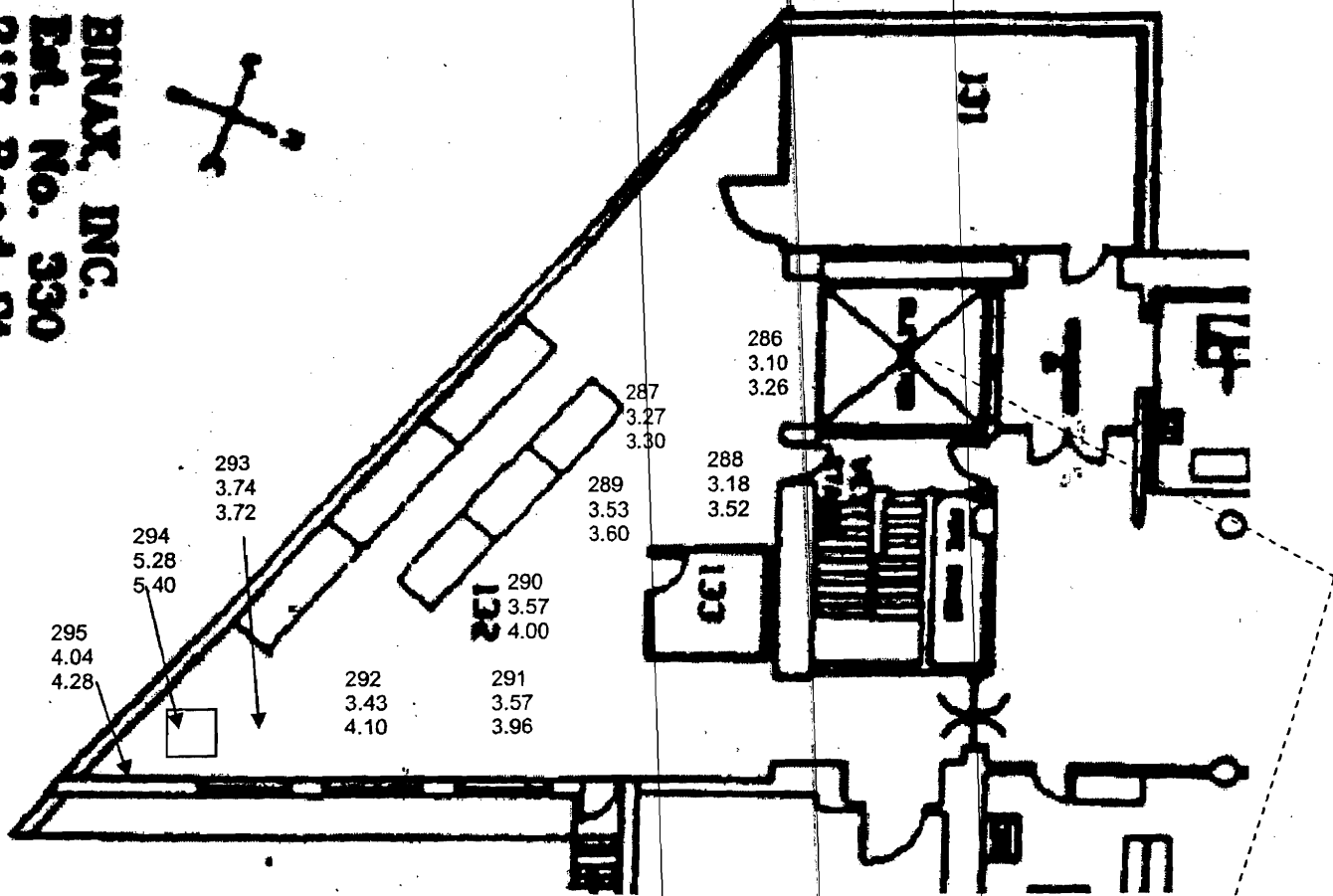
Sample #	Sample (cpm)	Background (cpm)	Corrected (cpm) (Sample - Bkg)	Sample (dpm) (Corrected CPM / Efficiency)
252	166	138	18	22
253	180	173	7	9
254	154	144	10	12
255	175	185	-10	-12
256	153	150	3	4
257	148	132	16	20
258	197	157	40	50
259	142	152	-10	-12
260	160	176	-16	-20
261	176	178	0	0
262	144	149	-5	-6
263	205	197	8	10
264	144	138	6	7
265	172	173	-1	-1
266	163	144	19	24
267	172	185	-13	-16
268	175	150	25	31
269	137	132	5	6
270	191	157	34	42
271	134	152	-18	-22
272	185	176	9	11
273	181	176	-15	-19
274	140	149	-9	-11
275	179	197	-18	-22
276	160	138	22	27
277	150	173	-23	-29
278	161	144	17	21
279	185	185	0	0

Third Floor Unaffected Areas



First Floor Unaffected Areas

BINAX, INC.
Est. No. 330
217 Road St



FREIGHT ELEVATOR
 100% scan of floor = 3.70

281	280
	3.63

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LETTER OF TRANSMITTAL

MAINLAND STRUCTURES CORPORATION

11A Bartlett Road, Gorham, ME 04038
 Phone (207) 856-1817 - Fax (207) 856-2825

City Hall - Rm 315
 389 Congress St.
 Portland, ME 04101

DATE:	09/30/08
ATTENTION:	Inspections Division
RE:	217 Read St. Portland, ME 04101

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop Drawings Prints Plans Samples Specification
 Copy of letter Change order _____

COPIES	DATE	REF.	NO.	DESCRIPTION
1	09/30/08	4	15	Miller Building System Specifications
1	09/30/08	4	16	Retaining Wall Plans and Sketch
1	09/30/08	4	17	1st Floor Layout Showing ADA Bathroom 11x17
2	09/30/08	4	18	Full Size Plans of ADA Accessible Toilet

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | | |

REMARKS: **Revised for Fire Review.**

September 3, 2008

MILLER BUILDING SYSTEMS

Ellsworth

Conversion Building

Included items

26 gauge galvalume plus interior partitions designed to provide resistance to smudging, staining and corrosion.

Interior structural steel is galvanized.

Jambs between interior doors are 20 gauge gloss white flush structural steel.

Hallway and partition heights are held at 9' high.

26 gauge interior roll-up doors with corrugated door headers. 20 colors are available with a 20 year manufacturer's paint warranty.

Tension control and ball-bearings included for all roll up doors.

16 gauge wire mesh with angle supports for security over all units.

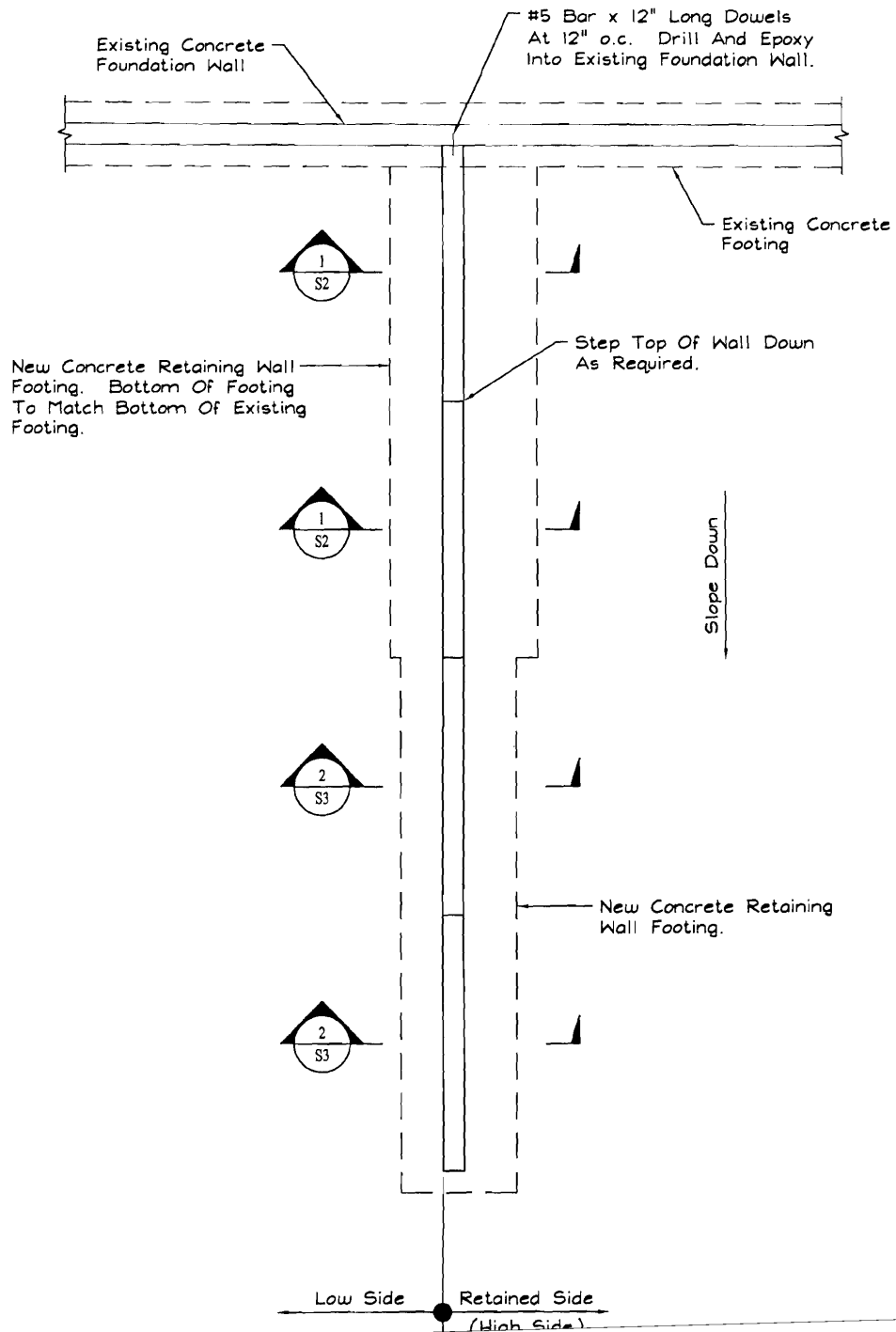
All unit doors are quoted as roll ups.

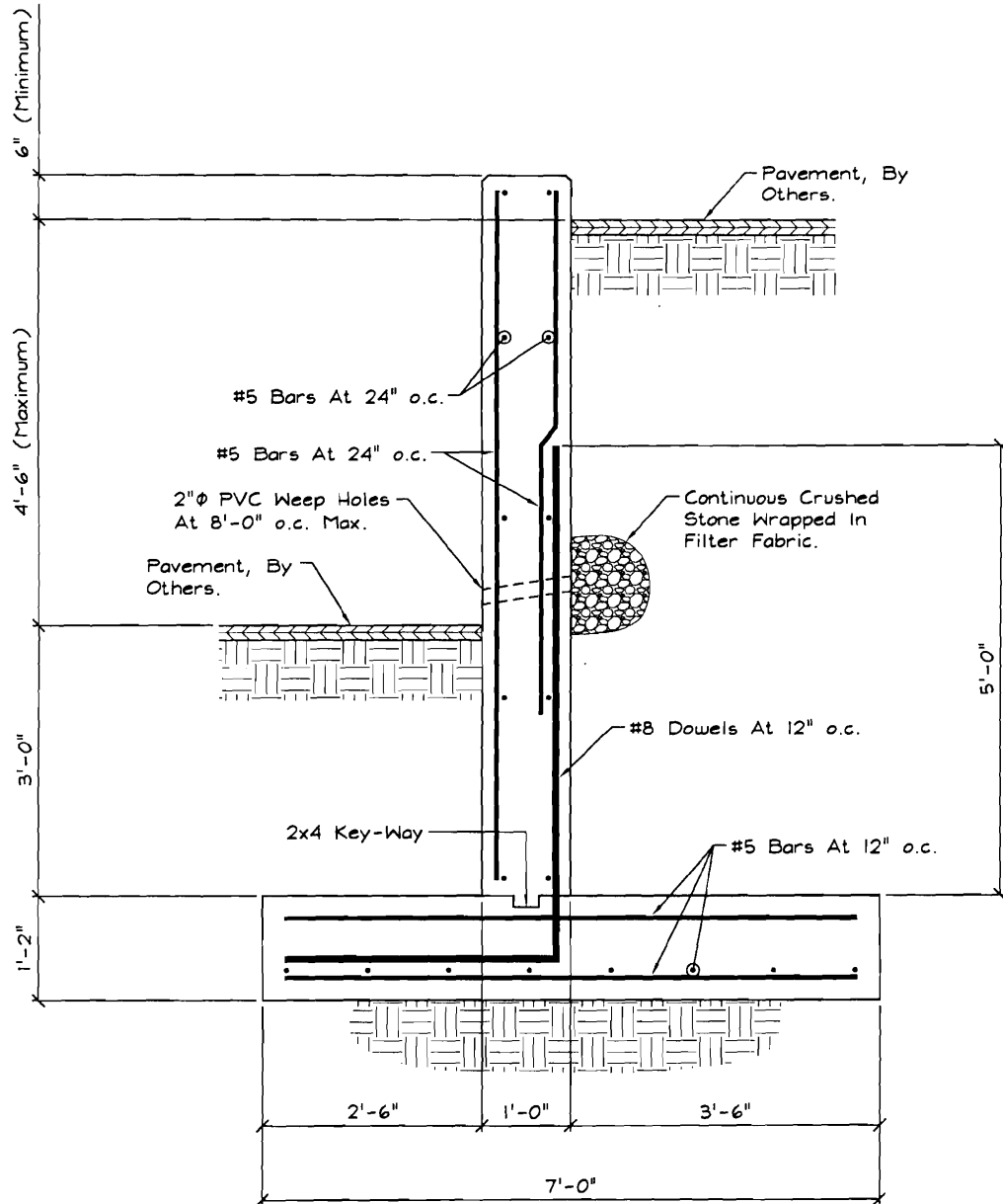
High gloss white standard interior hallway system which includes the top and bottom trim, inside and outside corners with flush door jambs per hallway specifications. White corrugated hallway walls are held at 9' for air circulation. (Hallway ceilings, stairwell walls and elevator shaft walls are not included).

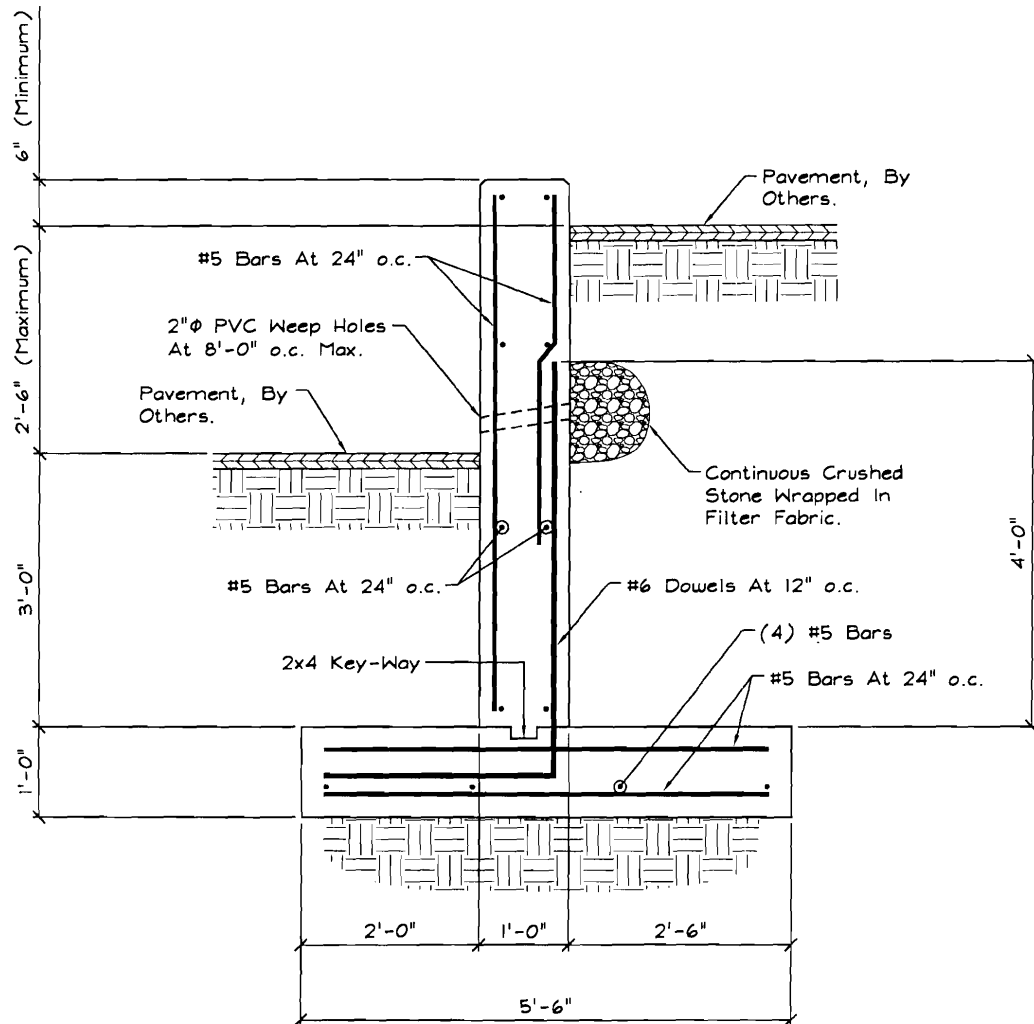
Girt at midpoint of vertical hallway panels to provide extra support for partitions.

3'8" x 7'4" interior corrugated roll-up doors with corrugated headers on 5' wide units.
(20 year manufacturer's paint warranty).

8'8" x 7'4" interior corrugated roll-up doors with corrugated headers on 10' wide units.
(20 year manufacturer's paint warranty).







GENERAL NOTES:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
4. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

FOUNDATION NOTES:

1. FOUNDATION DESIGN BASED ON AN ASSUMED MAXIMUM ALLOWABLE BEARING PRESSURE OF 2000 PSF. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY. NOTIFY THE ENGINEER AND STOP WORK IF CLAY, WET SOILS, FILL, OR OTHER DELETERIOUS MATERIALS ARE ENCOUNTERED.
2. DESIGN OF EXTERIOR FOUNDATIONS IS BASED ON A FROST DEPTH OF 4'-0" BELOW FINISHED GRADE.
3. NO HORIZONTAL JOINT WILL BE PERMITTED IN THE WALLS OR SLABS UNLESS NOTED OTHERWISE.
4. EXCAVATING AND BACK FILLING AT NEW AND EXISTING FOUNDATION WALL SHALL BE DONE SUCH THAT SYMMETRICAL LOADING SHALL BE MAINTAINED ON BOTH SIDES. WHERE DESIGN CONDITIONS REQUIRE DIFFERENT BACK FILL HEIGHTS, WALLS SHALL BE FIRMLY SHORED IN POSITION, AND SHORES SHALL REMAIN UNTIL FLOORS ARE PLACED AND PROPERLY SET TO PROVIDE FULL SUPPORT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, INSTALLATION, AND FINAL CLEARANCE OF ANY NEEDLING, SHORING, OR BRACING OF EXISTING STRUCTURES.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI-318-LATEST EDITION.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4000 PSI, MAXIMUM SIZE AGGREGATE SHALL BE $\frac{3}{4}$ ".
3. CONCRETE TO REMAIN EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
4. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
5. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. DEFORMED BARS SHALL BE DETAILED AND FABRICATED IN ACCORDANCE TO ACI-315 LATEST EDITION, AND PLACED IN ACCORDANCE WITH ACI-318.
6. SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI-318. SPLICES OF WWF SHALL BE 6" MINIMUM.
7. CONCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS

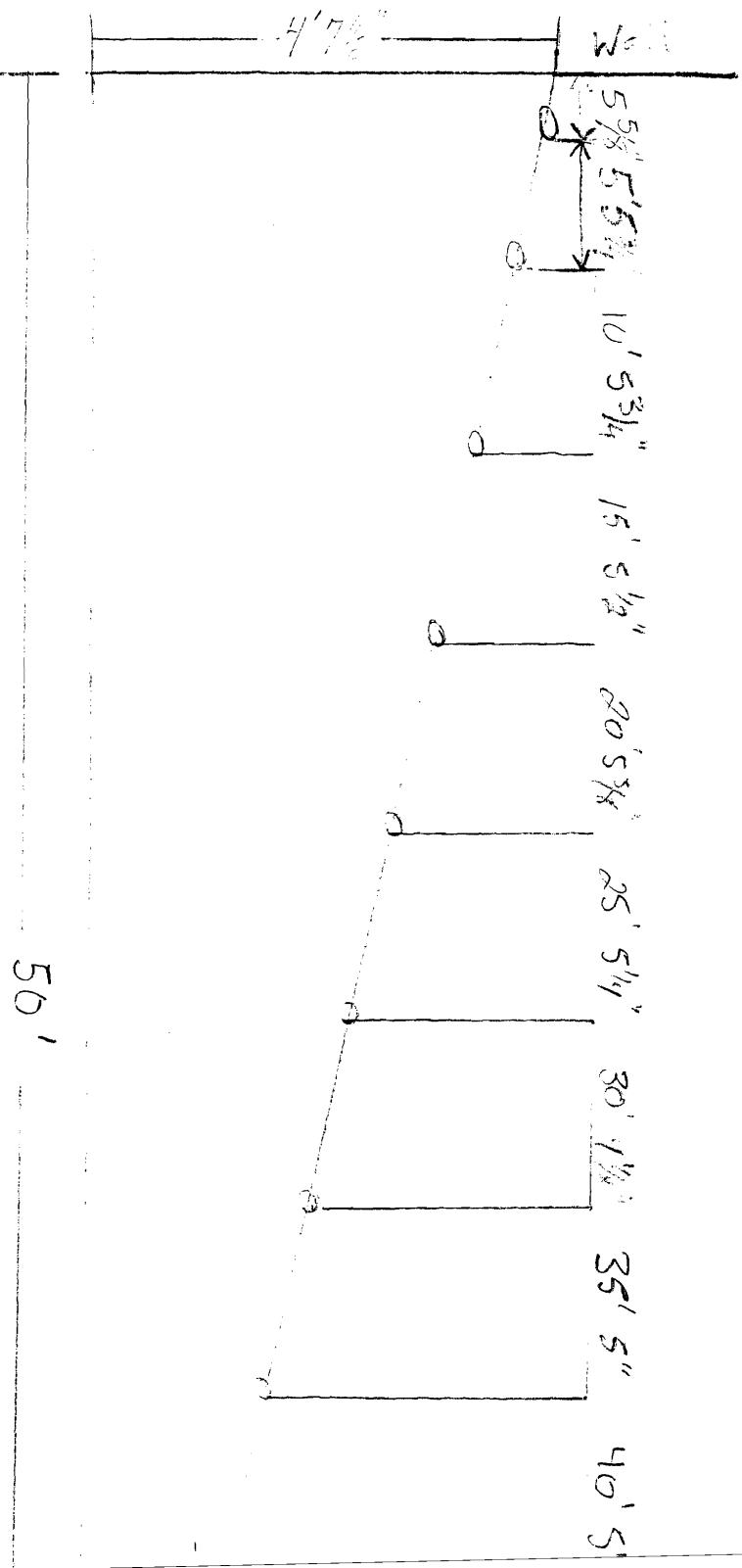
REBAR SPLICE LENGTHS

Bar Size	Concrete		C.M.U. Grout
	3 ksi	4 ksi	
#3	17"	15"	18"
#4	22"	19"	24"
#5	28"	24"	30"
#6	33"	29"	36"
#7	49"	42"	42"
#8	55"	48"	48"

Manifold Structures

217 Road N.

Delany Well pad



- Ports to be 1 1/2"
- Route to the 1 1/2"
- ~~ADA compliance~~
- Flow of 100 gpm
- (Based on sketch)

GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

MEMO

DATE: September 27, 2008
TO: Frank Grondin; Jeannie Borque
FROM: Mike Hays
RE: 217 Read Street Storage Building
CC: file

Attached are prints of the new ADA Unisex Toilet Room layout for the above referenced project.

Please do not hesitate to contact me directly with any questions or comments.

Thank You



Accessibility Building Code Certificate

Designer:

MICHAEL F. HAYS - ARCHITECT

Address of Project:

217 READ STREET

Nature of Project:

BUILDING RENOVATION FOR

STORAGE UNITS

OCT 1 2008

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature:

Michael F. Hays

Title:

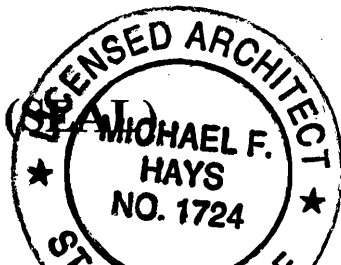
Consulting Architect

Firm:

GRANT HAYS ASSOCIATES

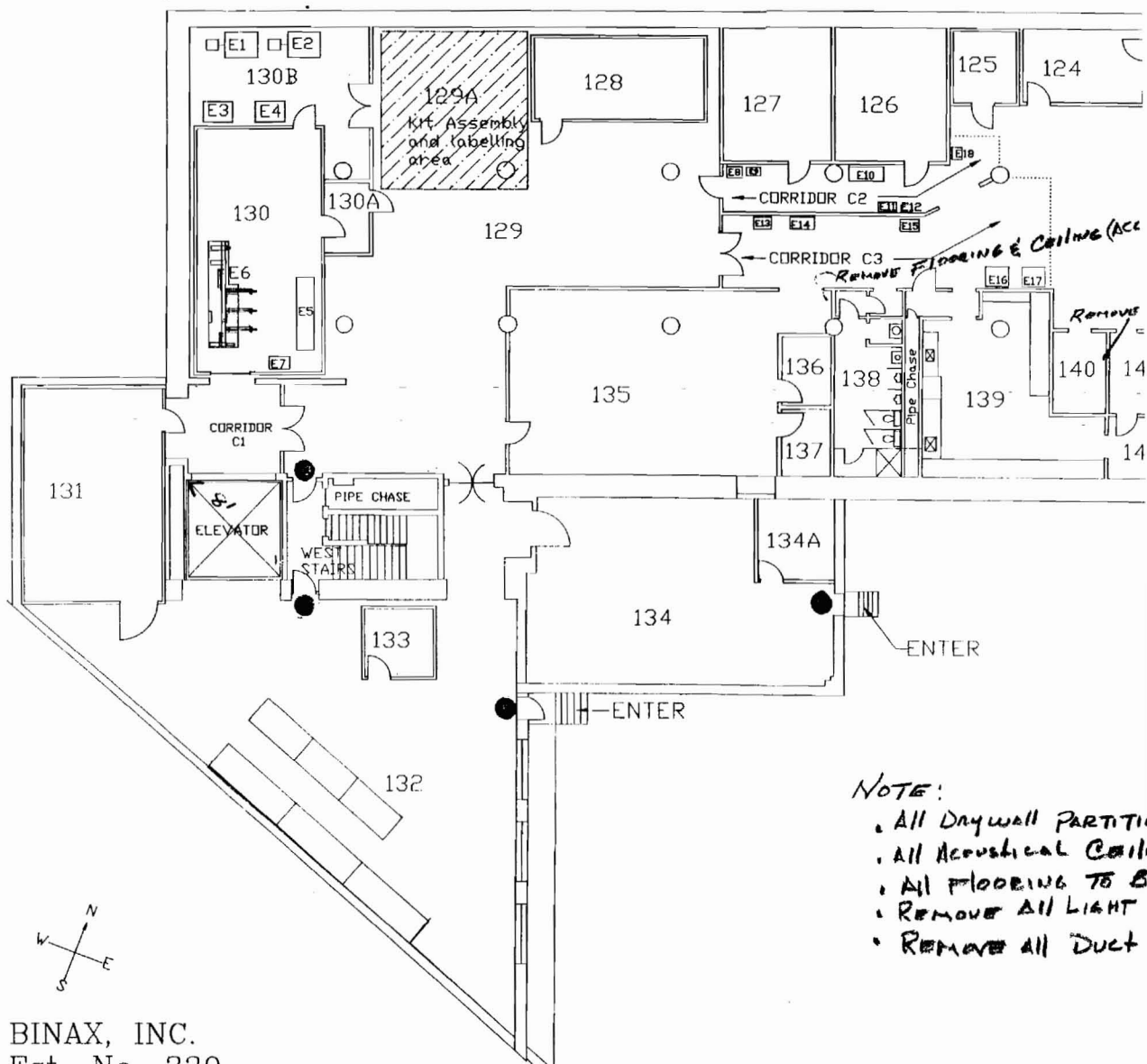
Address:

P.O. BOX 6179



EXIT LIGHTS

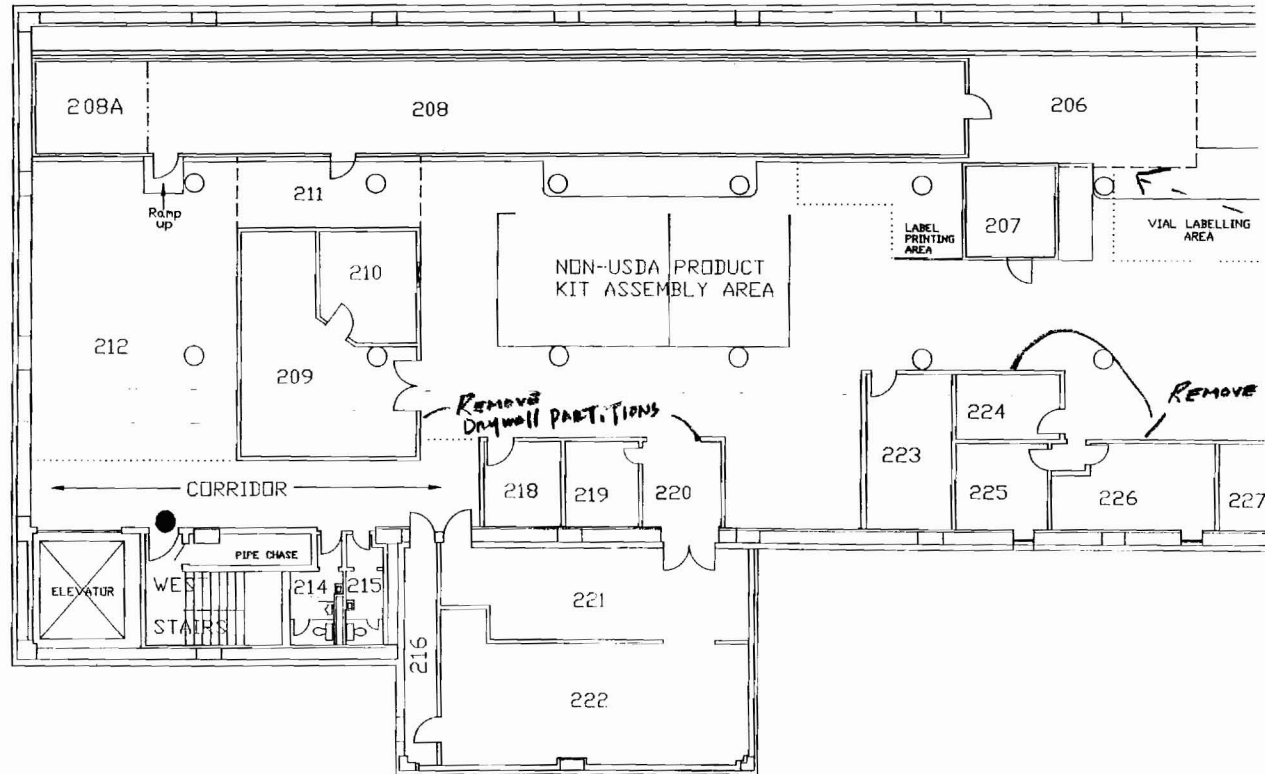
FIRST F



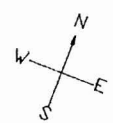
- NOTE:
- All Drywall PARTITION
 - All Acoustical Ceil
 - All FLOORING TO B
 - REMOVE All LIGHT
 - REMOVE all DUCT

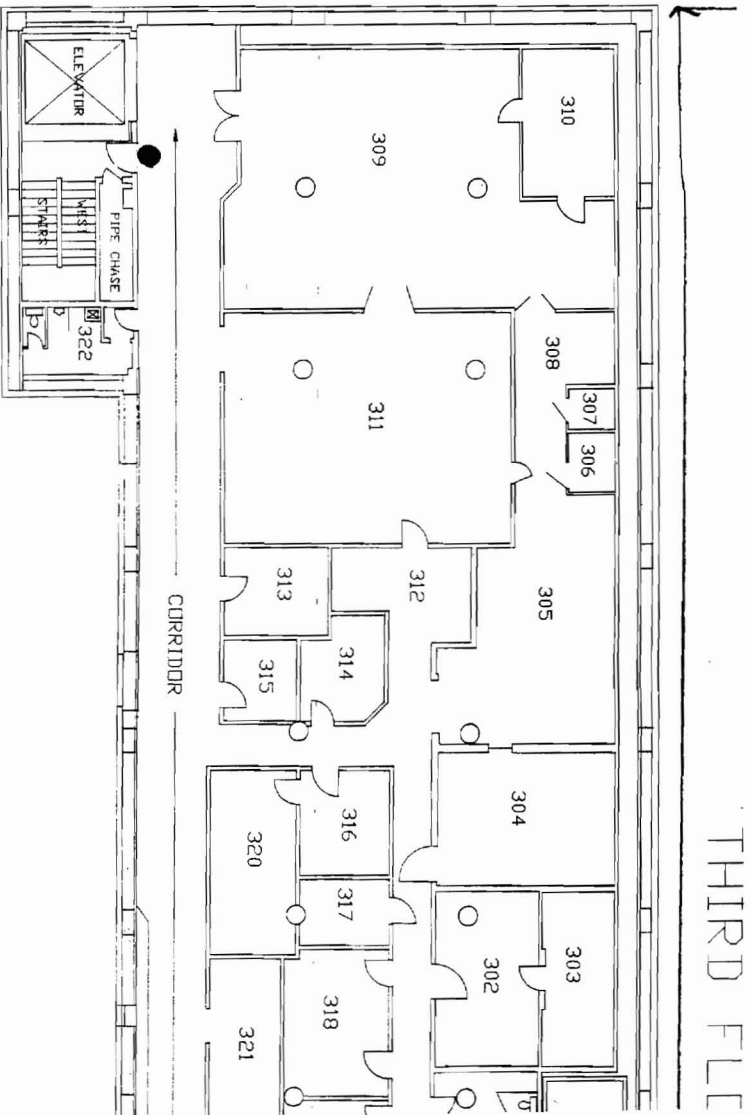
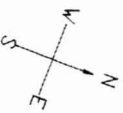
284

SECOND FLOOR P



- NOTES:
- All Drywall Partitions
 - All Acoustical
 - All Floorings
 - REMOVE All L...
 - REMOVE All D...

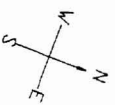
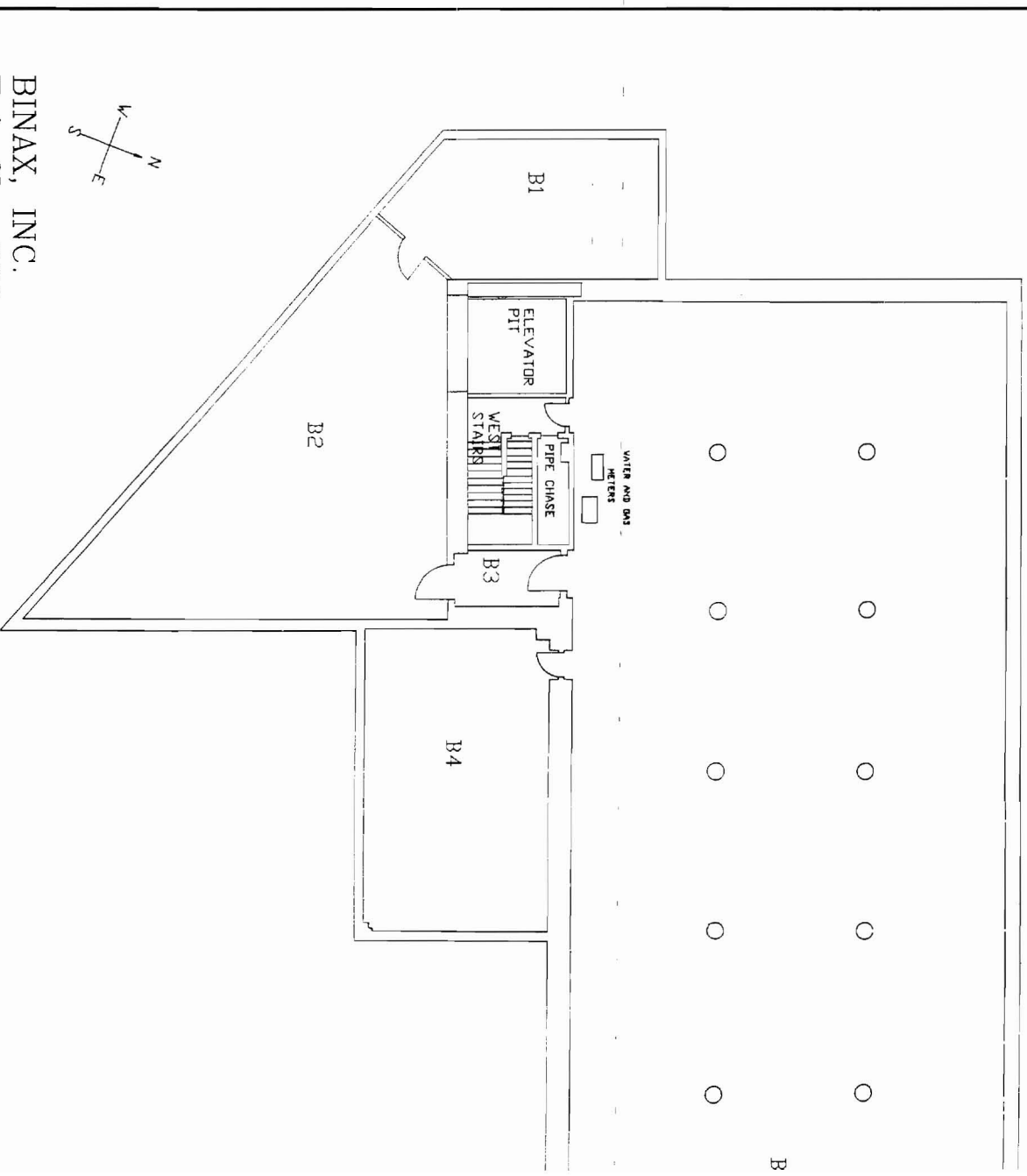




THIRD FLE

- NOTES:
- All Drywall Partitions To
 - All Acoustical Ceilings To
 - All Flooring To Be Rem
 - Remove All Light Fixtur
 - REMOVE ALL Ductwork

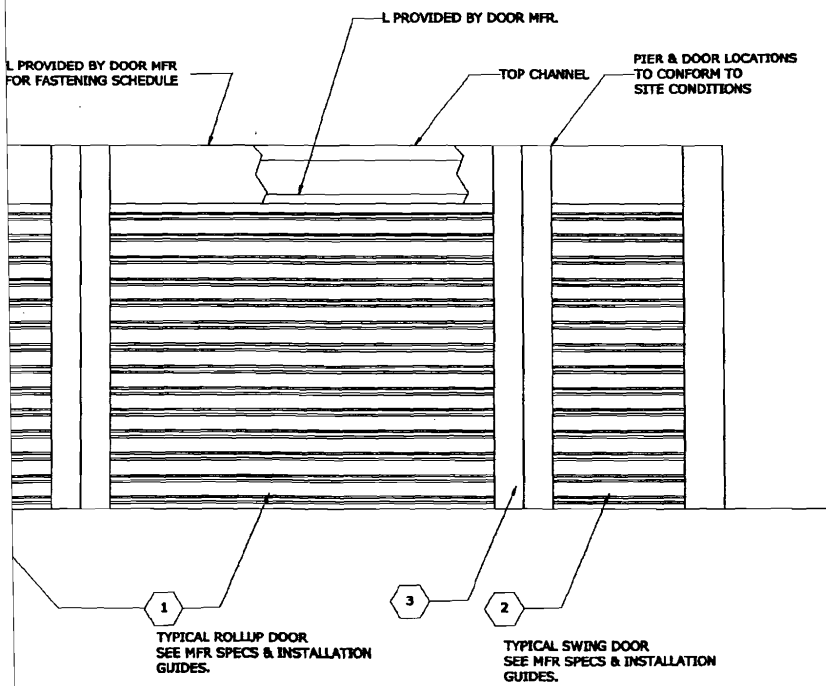
BASEMENT



BINAX, INC.
Est. No. 330

MILLER BUILDING SYSTEM UNIT MIX

SCALE: NONE



4 **HALLWAY ELEVATION - TYP.**
 SCALE: 1/2" : 1'-0"

DATE	DESCRIPTION

SasCo Engineering Inc.
 Consulting & Design

274 Barnard Road Wayne PA 19087
 TEL: 610 995 2176
 FAX: 610 971 2406

MILLER BUILDING SYSTEMS

ELLSWORTH GORHAM SELF STORAGE
 217 READ STREET
 GORHAM, ME

Job number:

drawn by:
TDS

checked by:

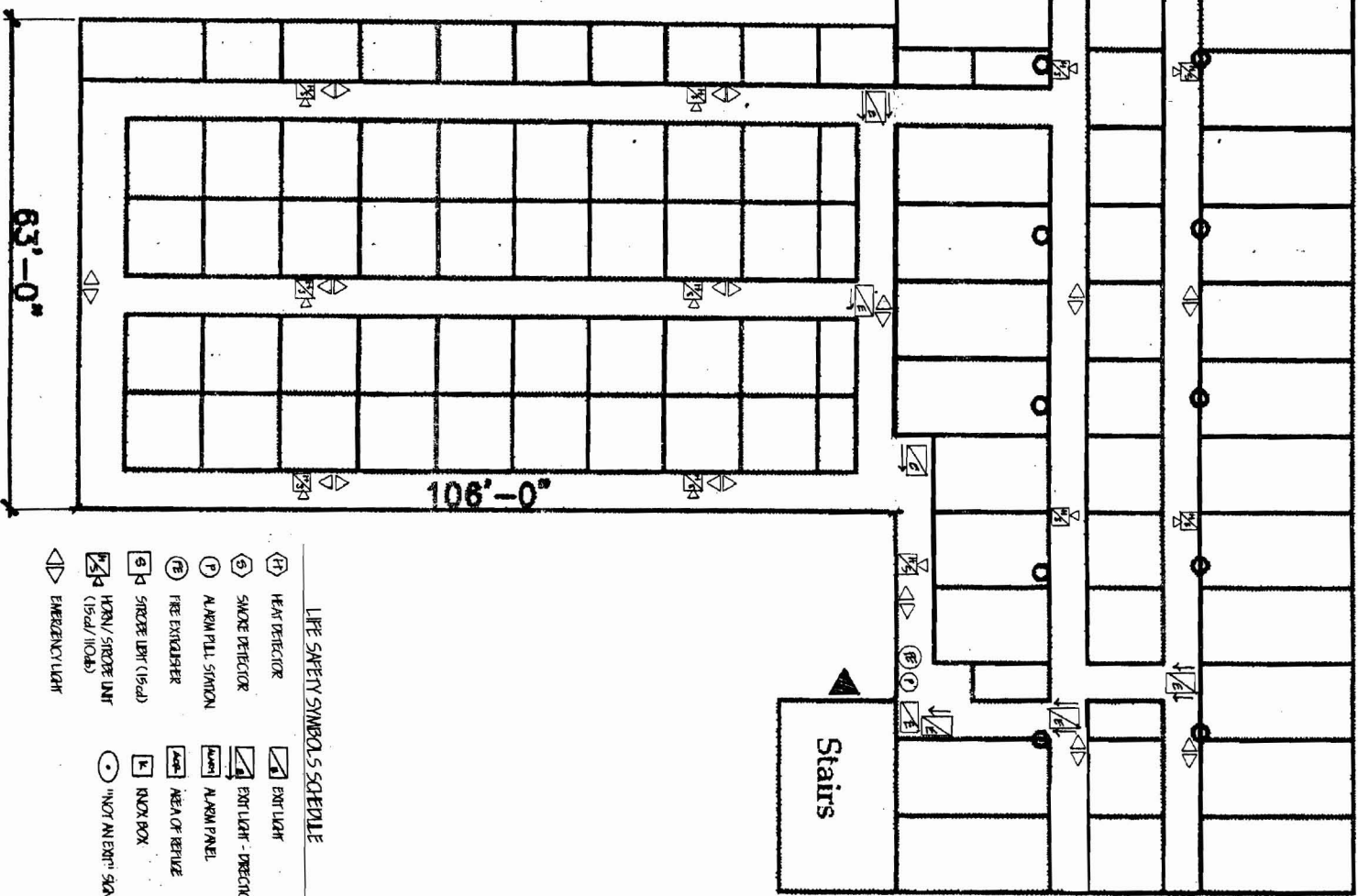
date:
15 AUG 08

scale:
AS SHOWN

STORAGE UNITS

A-2

Total
700 SF
150 SF
500 SF
50 SF
200 SF
50 SF
50 SF



LIFE SAFETY SYMBOLS SCHEDULE

- | | | | |
|-----|-------------------------------|---|--------------------|
| (H) | HEAT DETECTOR | ▽ | EXIT LIGHT |
| (S) | SMOKE DETECTOR | ▽ | EXIT LIGHT - DOWN |
| (P) | ALARM FULL SIMON | ▽ | ALARM PANEL |
| (E) | FIRE EXTINGUISHER | △ | AREA OF REFUGE |
| (B) | SMOKE UNIT (Sd) | K | RADIO BOX |
| (S) | SMOKE UNIT (Sd) | ○ | "NOT AN EXIT" SIGN |
| (H) | HORN / SMOKE UNIT (Sd / HOdB) | | |
| ▽ | EMERGENCY LIGHT | | |

G R A N T H A Y S A S S O C I

DRAWING NO.	151
JOB NO.	00098
DRAWN BY	JH
DATE	06/08
SCALE	AS SHOWN

FIRST FLOOR
LIFE SAFETY PLAN

ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH, MAINE 04106

(207) 871-6900 (207) 871-9308

CLIENT: MAINLAND STRUCTURES II BARTLEY ROAD GORHAM, MAINE 04058

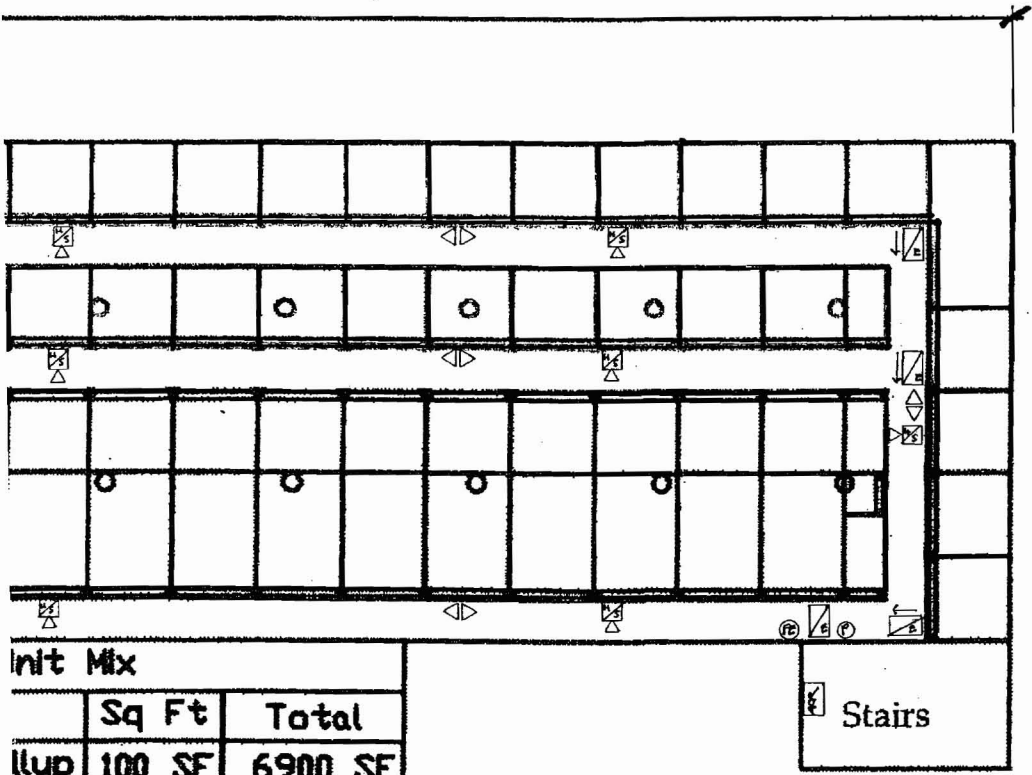
LIFE SAFETY COMPLIANCE DRAWINGS FOR
MILLER SYSTEMS STORAGE BUILDING
217 REED STREET PORTLAND, MAINE

JOB TITLE

rail height: 34"-38" @ 42" guardrail
 rail top extension: 12" horz.
 rail bottom extension: 11" angled + 12" horz.
 rail diameter: 1-1/4" O.D.
 num baluster open space: less than 4"

ing Uses	Storage
denotes if building is fully sprinkled	
Allowable Travel Distance:	200' (400')
Allowable Common Path:	50' (100')
Dead End Corridor Length:	50' (100')
num Egress Corridor Width:	44"
num Number of Required Exits:	2
num Horz Egress Enclosure rating:	1 hr (none)
num Separation of exits:	0.5 diagonal (0.33)
Escapes as means of egress:	Allowed
num Egress Door Width:	36"
Lighting:	Required
gency Lighting:	Required
Alarm/Voice Evac System:	Required
prinkler System:	Required
ble Fire Extinguishers:	Required
Device Hardware:	Required

- BUILDING SHALL HAVE A FULL NFPA 13 FIRE SPRINKLER AND ALARM SYSTEM AS APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICER, FIRE INSPECTOR, AND THE STATE OF MAINE FIRE MARSHAL'S OFFICE.
- FIRE SPRINKLER AND FIRE ALARM SYSTEMS SHALL BE ENGINEERED BY A QUALIFIED SPRINKLER AND ALARM DESIGN-BUILD SUBCONTRACTORS, WHO SHALL BE SOLELY RESPONSIBLE FOR FULL COMPLIANCE WITH LOCAL ORDINANCES, STATE, AND NATIONAL CODES.
- ALL FIRE SPRINKLER AND FIRE ALARM PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE FIRE SPRINKLER AND FIRE ALARM SUBCONTRACTOR(S) SHALL COORDINATE WITH THE BUILDING OWNER AND GENERAL CONTRACTOR FOR INTERFACE WITH ALL OTHER ASPECTS OF THE WORK.



Unit Mix	Sq Ft	Total
llup	100 SF	6900 SF
llup	150 SF	2250 SF
llup	200 SF	2000 SF
lup	50 SF	400 SF
lup	50 SF	450 SF
lup	25 SF	175 SF
		12975 SF

SECOND FLOOR LIFE SAFETY PLAN
 NO SCALE

G R A N T A S S O C I A T I O N

CLIENT: MANLAND STRUCTURES 11 BARLETT ROAD GORHAM, MAINE 04098
 LIFE SAFETY COMPLIANCE DRAWINGS FOR
MILLER SYSTEMS STORAGE BUILDING
 217 REED STREET PORTLAND, MAINE

ARCHITECTURE
 INTERIOR DESIGN
 P.O. BOX 6178 FALMOUTH, MAINE 04105
 (207) 871-6900 (207) 871-9308

SECOND FLOOR LIFE SAFETY PLAN
 DRAWING TITLE

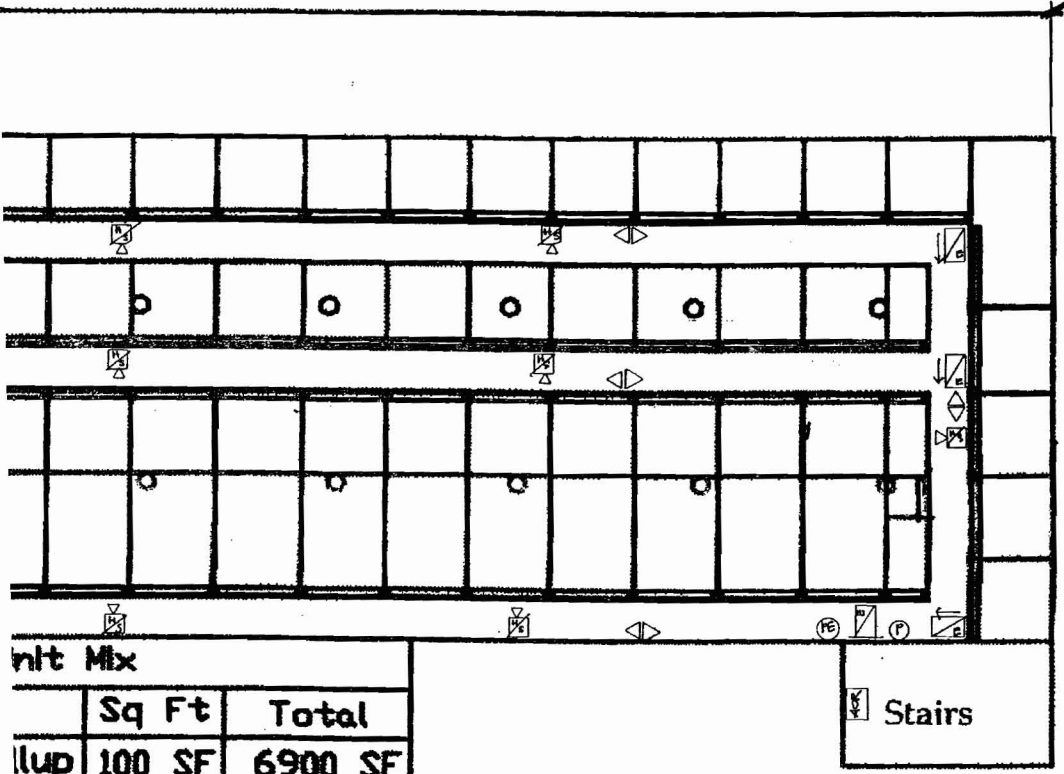
SCALE	NS
DATE	06/20/08
DRAWN BY	MH
JOB NO.	83030
DRAWING NO.	LS2

JOB TITLE

Ball diameter:	1-1/4" O.D.
Ball diameter:	less than 4"
Notes if building is fully sprinkled	Storage
Allowable Travel Distance:	200' (400')
Allowable Common Path:	50' (100')
Lead End Corridor Length:	50' (100')
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits:	2
Minimum Horizontal Egress Enclosure Rating:	1 hr (none)
Minimum Separation of Exits:	0.5 diagonal (0.33)
Escapes as means of egress:	Allowed
Minimum Egress Door Width:	36"
Lighting:	Required
Emergency Lighting:	Required
Alarm/Voice Evac System:	Required
Sprinkler System:	Required
Fire Extinguishers:	Required
Exit Device Hardware:	Required

LIFE SAFETY GENERAL NOTES

- BUILDING SHALL HAVE A FULL NFPA 13 FIRE SPRINKLER AND ALARM SYSTEM AS APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICER, FIRE INSPECTOR, AND THE STATE OF MAINE FIRE MARSHAL'S OFFICE.
- FIRE SPRINKLER AND FIRE ALARM SYSTEMS SHALL BE ENGINEERED BY A QUALIFIED SPRINKLER AND ALARM DESIGN-BUILD SUBCONTRACTORS, WHO SHALL BE SOLELY RESPONSIBLE FOR FULL COMPLIANCE WITH LOCAL ORDINANCES, STATE, AND NATIONAL CODES.
- ALL FIRE SPRINKLER AND FIRE ALARM PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE FIRE SPRINKLER AND FIRE ALARM SUBCONTRACTOR(S) SHALL COORDINATE WITH THE BUILDING OWNER AND GENERAL CONTRACTOR FOR INTERFACE WITH ALL OTHER ASPECTS OF THE WORK.



Unit Mix	Sq Ft	Total
100 up	100 SF	6900 SF
150 up	150 SF	2250 SF
200 up	200 SF	2200 SF
50 up	50 SF	400 SF
50 up	50 SF	350 SF
25 up	25 SF	175 SF
		12275 SF

Stairs

THIRD FLOOR LIFE SAFETY PLAN
NO SCALE

G R A N T H A Y S A S O C I E T Y

JOB TITLE

CLIENT: MANLAND STRUCTURES II BIRLETT ROAD GORHAM, MAINE 04008

LIFE SAFETY COMPLIANCE DRAWINGS FOR

MILLER SYSTEMS STORAGE BUILDING

PORTLAND, MAINE

217 REED STREET

ARCHITECTURE

INTERIOR DESIGN

P.O. BOX 6178 FALMOUTH, MAINE 04106

(207) 871-6900

(207) 871-9308

THIRD FLOOR

LIFE SAFETY PLAN

DRAWING TITLE

SCALE: NS

DATE: 06/20/08

DRAWN BY: MTH

JOB NO.: 080608

DRAWING NO.: L53

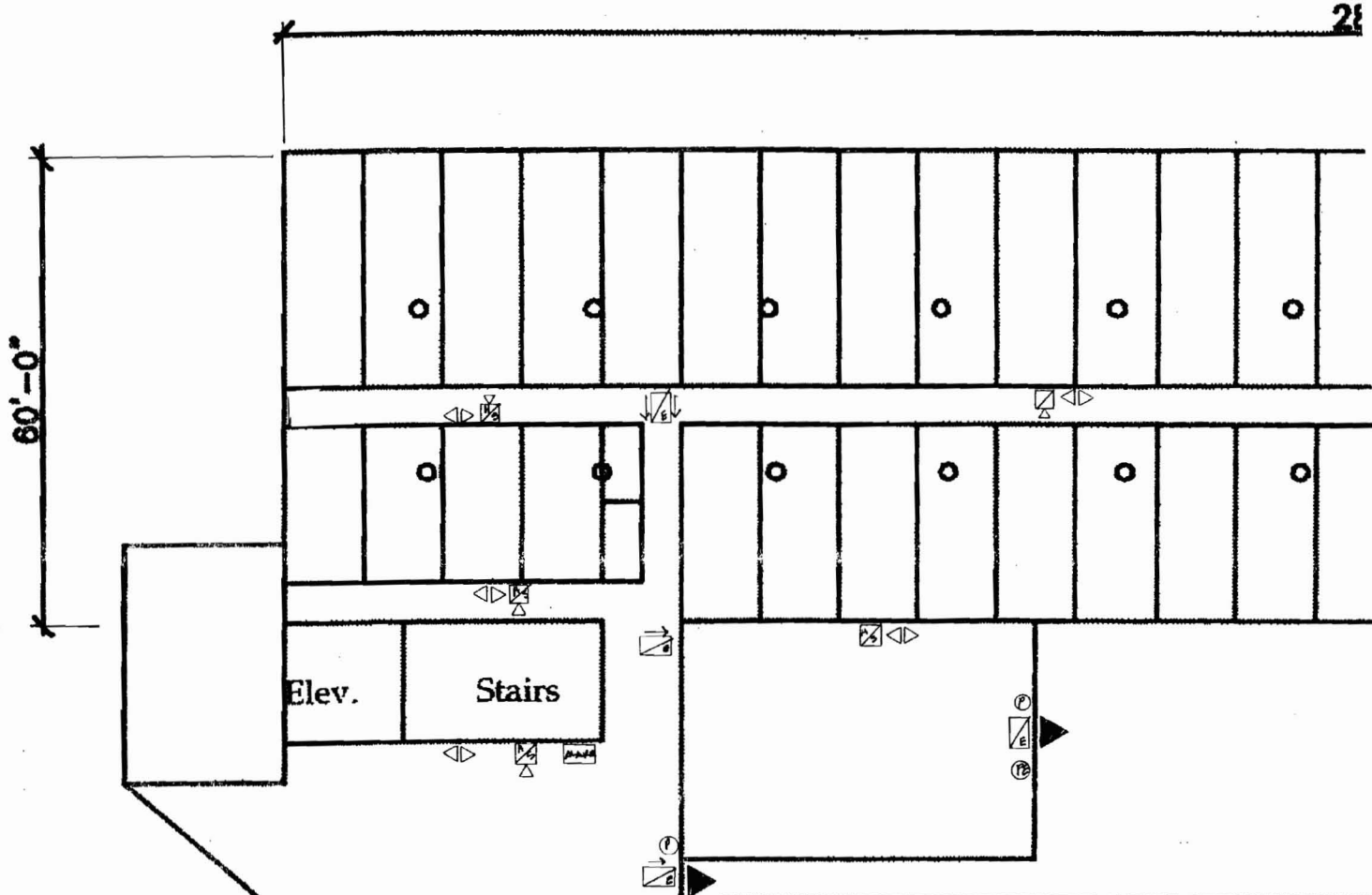
CODE ANALYSIS

MILLER SYSTEMS STORAGE BUILDING
217 REED STREET - PORTLAND, MAINE

REPA 1011-10-2002-2002

Building Classification:	Storage (66,000 SF)
Hazard Classification:	Ordinary Hazard
Construction Type:	Type I (000) - Sprinkled & Alarmed
Occupant Loads:	Storage @ 500 sf/occupant = 132 occupants
Separation of Use Rating:	2 hour (1 hour @ ancillary)
Janitor, Mech, Stor Rating:	1 hour
Stair Rating:	1 hour
Elevator Shafts:	2 hours
Area of Refuge:	1 hour

Minimum Stair width:	44" clear
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-12" 0"
Maximum ht between landings:	12' 0"
Handrail height:	34"-38" @ 42" g
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12"
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"

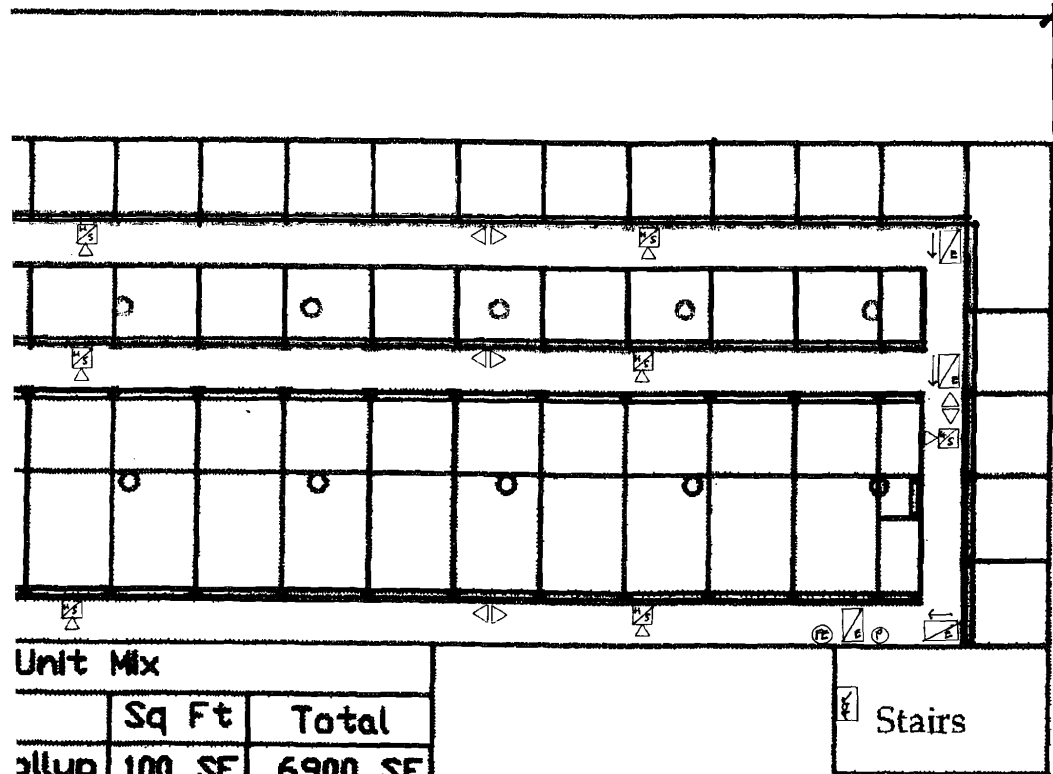


Miller Building Unit Mix		
Quantity	Style	Sq Ft
57	10x10 - Internal Rollup	100
3	10x15 - Internal Rollup	150
23	10x20 - Internal Rollup	200
9	10x25 - Internal Rollup	250

ead rail top extension: 12" horz.
 ead rail bottom extension: 11" angled - 12" horz.
 ead rail diameter: 1-1/4" O.D.
 ximum balluster open space: less than 4"

Building Uses	Storage
"F" denotes if building is fully sprinkled	
x. Allowable Travel Distance:	200' (400')
x. Allowable Common Path:	50' (100')
x. Dead End Corridor Length:	50' (100')
imum Egress Corridor Width:	44"
imum Number of Required Exits:	2
imum Horz. Egress Enclosure rating:	1 hr (none)
imum Separation of exits:	0.5 diagonal (0.33)
e Escapes as means of egress:	Allowed
imum Egress Door Width:	36"
e Lighting:	Required
ergency Lighting:	Required
e Alarm/Voice Evac System:	Required
e Sprinkler System:	Required
table Fire Extinguishers:	Required
e Device Hardware:	Required

- BUILDING SHALL HAVE A FULL NFPA 15 FIRE SPRINKLER AND ALARM SYSTEM AS APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICER, FIRE INSPECTOR, AND THE STATE OF MAINE FIRE MARSHAL'S OFFICE.
- FIRE SPRINKLER AND FIRE ALARM SYSTEMS SHALL BE ENGINEERED BY A QUALIFIED SPRINKLER AND ALARM DESIGN-BUILD SUBCONTRACTOR(S), WHO SHALL BE SOLELY RESPONSIBLE FOR FULL COMPLIANCE WITH LOCAL ORDINANCES, STATE, AND NATIONAL CODES.
- ALL FIRE SPRINKLER AND FIRE ALARM PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE FIRE SPRINKLER AND FIRE ALARM SUBCONTRACTOR(S) SHALL COORDINATE WITH THE BUILDING OWNER AND GENERAL CONTRACTOR FOR INTERFACE WITH ALL OTHER ASPECTS OF THE WORK.



Unit Mix		
	Sq Ft	Total
ollup	100 SF	6900 SF
ollup	150 SF	2250 SF
ollup	200 SF	2000 SF
ollup	50 SF	400 SF
ollup	50 SF	450 SF
ollup	25 SF	175 SF
		12975 SF

SECOND FLOOR LIFE SAFETY PLAN
 NO SCALE

G R A N T H A Y S A S S O C

ARCHITECTURE
 INTERIOR DESIGN
 P.O. BOX 6178 FALMOUTH, MAINE 04105
 (207) 871-5900 (207) 871-9308

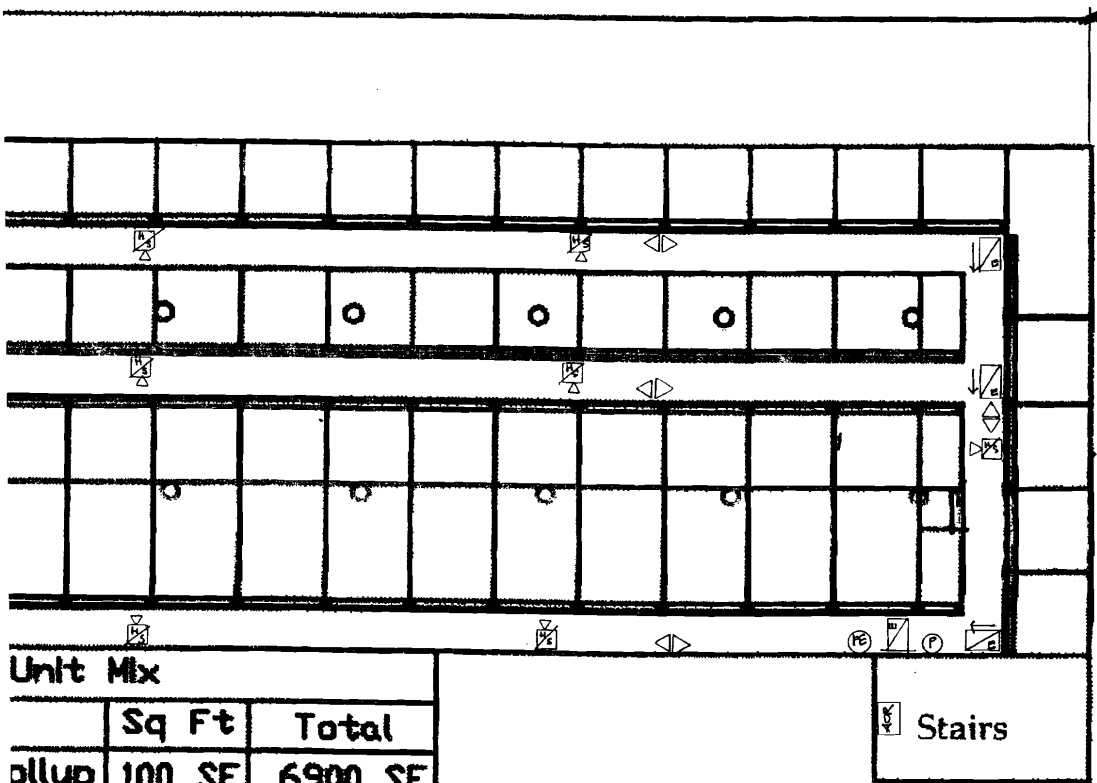
CLIENT: MANLAND STRUCTURES 11 BARLETT ROAD GORHAM, MAINE 04098
 LIFE SAFETY COMPLIANCE DRAWINGS FOR
MILLER SYSTEMS STORAGE BUILDING
 PORTLAND, MAINE
 217 REED STREET

SECOND FLOOR
 LIFE SAFETY PLAN
 DRAWING TITLE

SCALE: NTS
 DATE: 06/12/08
 DRAWN BY: MHH
 JOB NO.: 060898
 DRAWING NO.: **LS2**

Minimum baluster open space:	less than 4"
Building Uses	Storage
" denotes if building is fully sprinkled	
Allowable Travel Distance:	200' (400')
Allowable Common Path:	50' (100')
Dead End Corridor Length:	50' (100')
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits:	2
Minimum Horiz Egress Enclosure rating:	1 hr (none)
Minimum Separation of exits:	0.5 diagonal (0.33)
Escapes as means of egress:	Allowed
Minimum Egress Door Width:	36"
Lighting:	Required
Emergency Lighting:	Required
Alarm/Voice Evac System:	Required
Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Device Hardware:	Required

- BUILDING SHALL HAVE A FULL NFPA 13 FIRE SPRINKLER AND ALARM SYSTEM AS APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICER, FIRE INSPECTOR, AND THE STATE OF MAINE FIRE MARSHAL'S OFFICE.
- FIRE SPRINKLER AND FIRE ALARM SYSTEMS SHALL BE ENGINEERED BY A QUALIFIED SPRINKLER AND ALARM DESIGN-BUILD SUBCONTRACTOR(S), WHO SHALL BE SOLELY RESPONSIBLE FOR FULL COMPLIANCE WITH LOCAL ORDINANCES, STATE, AND NATIONAL CODES.
- ALL FIRE SPRINKLER AND FIRE ALARM PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE FIRE SPRINKLER AND FIRE ALARM SUBCONTRACTOR(S) SHALL COORDINATE WITH THE BUILDING OWNER AND GENERAL CONTRACTOR FOR INTERFACE WITH ALL OTHER ASPECTS OF THE WORK.



Unit Mix		
	Sq Ft	Total
Office	100 SF	6900 SF
Office	150 SF	2250 SF
Office	200 SF	2200 SF
Office	50 SF	400 SF
Office	50 SF	350 SF
Office	25 SF	175 SF
		12275 SF

THIRD FLOOR LIFE SAFETY PLAN
NO SCALE

G R A N T A S S O C I A T I O N

ARCHITECTURE
INTERIOR DESIGN

P.O. BOX 6179 FALMOUTH, MAINE 04105
(207) 871-6900

CLIENT: MANLAND STRUCTURES 11 BARLETT ROAD CORHAM, MAINE 04098
LIFE SAFETY COMPLIANCE DRAWINGS FOR
MILLER SYSTEMS STORAGE BUILDING
217 REED STREET
PORTLAND, MAINE

JOB TITLE

DRAWING TITLE

THIRD FLOOR
LIFE SAFETY PLAN

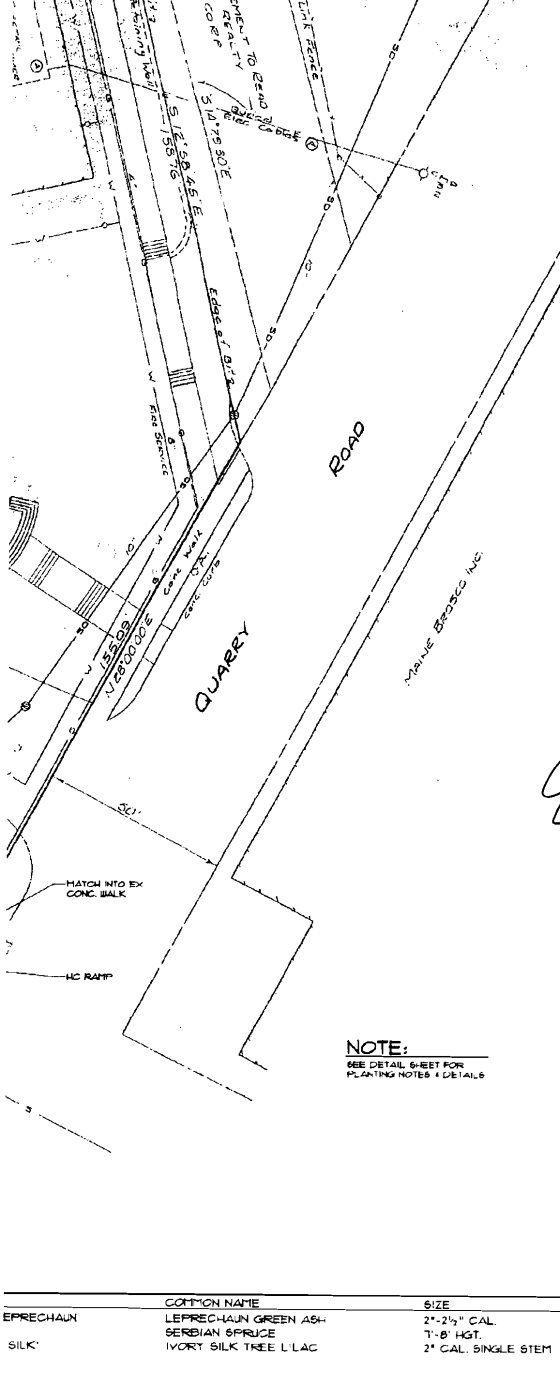
SCALE: NTS

DATE: 06/16/08

DRAWN BY: MPH

JOB NO.: 080698

DRAWING NO.: LS3



LOCATION MAP N.T.S.

GENERAL NOTES:

1. APPLICANT:
GRONDIS PROPERTIES, LLC,
11 BARTLETT ROAD, GORHAM, MAINE 04038
2. RECORD OWNER:
J.B. BROWN & SONS
482 CONGRESS STREET, PORTLAND, MAINE 04102
- DEED REFERENCE:
14071256 - J.B. BROWN & SONS PER DEED FROM H. COOR BIOLOGICAL TO J.B. BROWN & SONS
RECORDED MARCH 21, 2000, CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. TAX ADJUDICATORS REFERENCE:
144P 150, BLOCK A, LOT 2
4. PLAN REFERENCES:
A PLAN OF PROPERTY FOR J.B. BROWN & SONS BY H. L. & E. C. JORDAN - SURVEYORS
DATED FEBRUARY 11, 1981 ON FILE AT SEBAGO TECHNICS, INC.
5. TOTAL LOT AREA:
1441.4682 ACRES PER CITY RECORDS
6. ZONING DISTRICT:
CONDITIONAL I-L INDUSTRIAL ZONE
7. THE BOUNDARY AND SITE FEATURES SHOWN ARE BASED UPON PLAN REFERENCES 4-A. NO
FIELD SURVEY WAS PERFORMED ON THIS SITE BY SEBAGO TECHNICS, INC. A FIELD
INSPECTION WAS DONE IN MAY 2008 BY SEBAGO TECHNICS, INC.
8. ALL CURBS SHALL BE DESIGNED AND BUILT WITH "P-P" JOINTS AT ALL STREET CORNERS,
CROSSINGS, TURN-AROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS
TECHNICAL STANDARDS AND GUIDELINES.
9. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE
WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST
MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER
DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR
LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A
COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

NOTE:
SEE DETAIL SHEET FOR
PLANTING NOTES & DETAILS

COMMON NAME	SIZE
EPRECHAUN	LEPRECHAUN GREEN ASH
	2" - 2 1/2" CAL.
	1-8' HGT.
SILK	IVORY SILK TREE L' LAC
	2" CAL. SINGLE STEM

*Emailed from
Todd M.
Thru mollyc.
All ~~rest~~ site work
Installed &
Approved
JMB*

REV.	BY	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS
AUTHORIZED TO BE MADE SHALL BE IN A WRITTEN FORM AND MUST CARRY THE SEBAGO TECHNICS, INC.

Sebago Technics
Engineering Services You Can Build On
1000 Orchard Street
Westbrook, Me 04098-1539
Tel: (207) 837-0237

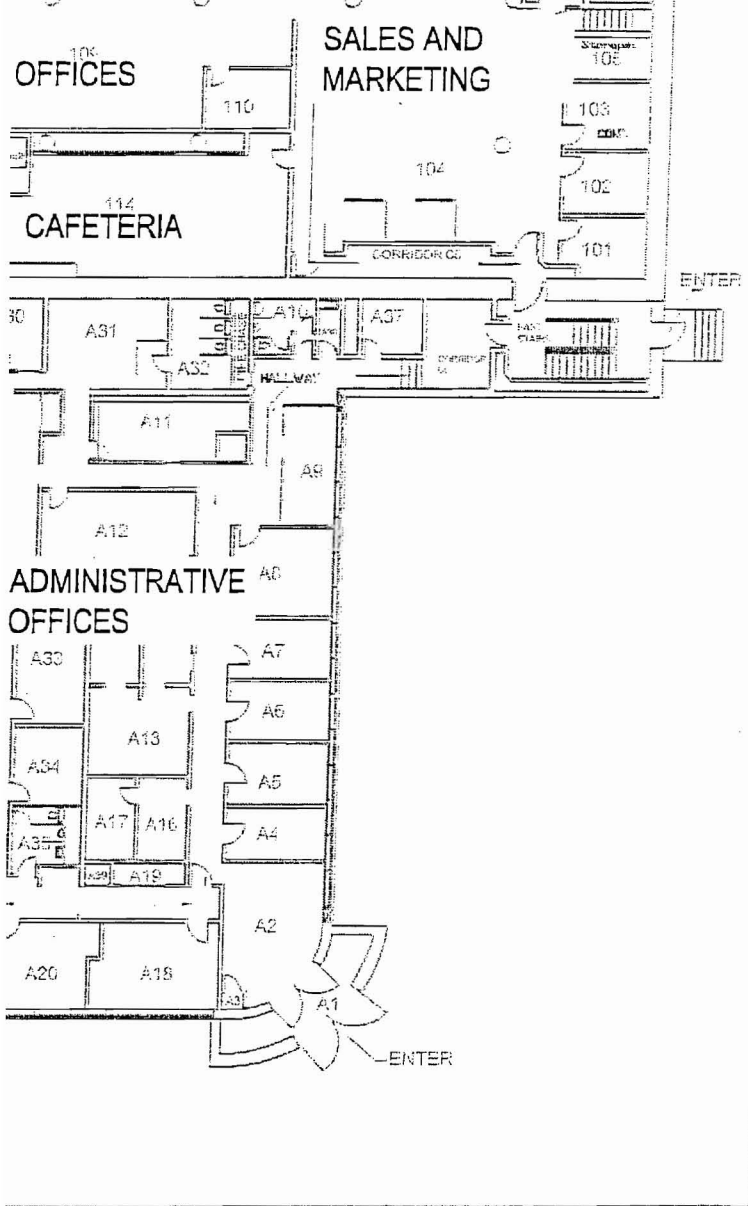
PROJECT NO: FIELD EBOOK DES ON: OHIO DRAWN: JMS
08224 SAG DAM S.B.S.

READ STREET SIDEWALK IMPROVEMENT PLAN
OF
READ STREET SELF STORAGE
317 READ STREET
PORTLAND, MAINE
FOR
GRONDIS PROPERTIES LLC.
11 BARTLETT ROAD
GORHAM, MAINE 04038

DATE	SCALE
5/23/08	1" = 20'

SHEET 1 OF 2

08224-AERIAL.dwg, 140 3/11



LEGEND:

- SAA Satellite Accumulation Area
- SK Spill Kit
- CSC Chemical Storage Cabinet
- HUWSR Hazardous and Universal Waste Storage Room

PLAN REFERENCE:

1. BASE INFORMATION TAKEN FROM PLAN ENTITLED, "BINAX, INC., EST. NO. 330" DATED 03/09/04, PROVIDED TO ST.GERMAIN & ASSOCIATES BY BINAX, INC. JULY 2005.

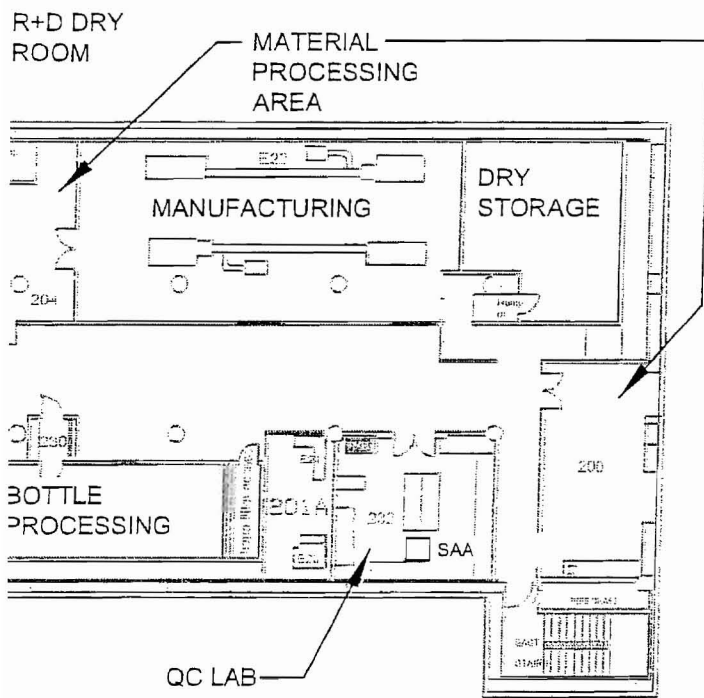
**FIGURE 2
FIRST FLOOR PLAN
BINAX, INC.
217 READ STREET
SOUTH PORTLAND, MAINE**

PREPARED FOR
BINAX, INC.
217 READ STREET
SOUTH PORTLAND, MAINE

PROJECT: 2221.6	DATE: 08/11/05
SCALE: NTS	FILE: SITE PLAN

ST.GERMAIN & ASSOCIATES, INC.
846 MAIN STREET, SUITE 3
WESTBROOK, MAINE 04092
TEL: (207) 591-7000 FAX: (207) 591-7329
EMAIL: INFO@STGERMAIN.COM





LEGEND:

SAA Satellite Accumulation Area

PLAN REFERENCE:

1. BASE INFORMATION TAKEN FROM PLAN ENTITLED, "BINAX, INC., EST. NO. 330" DATED 08/18/03, PROVIDED TO ST.GERMAIN & ASSOCIATES BY BINAX, INC. JULY 2005.

**FIGURE 3
SECOND FLOOR PLAN
BINAX, INC.
217 READ STREET
SOUTH PORTLAND, MAINE**

PREPARED FOR
BINAX, INC.
217 READ STREET
SOUTH PORTLAND, MAINE

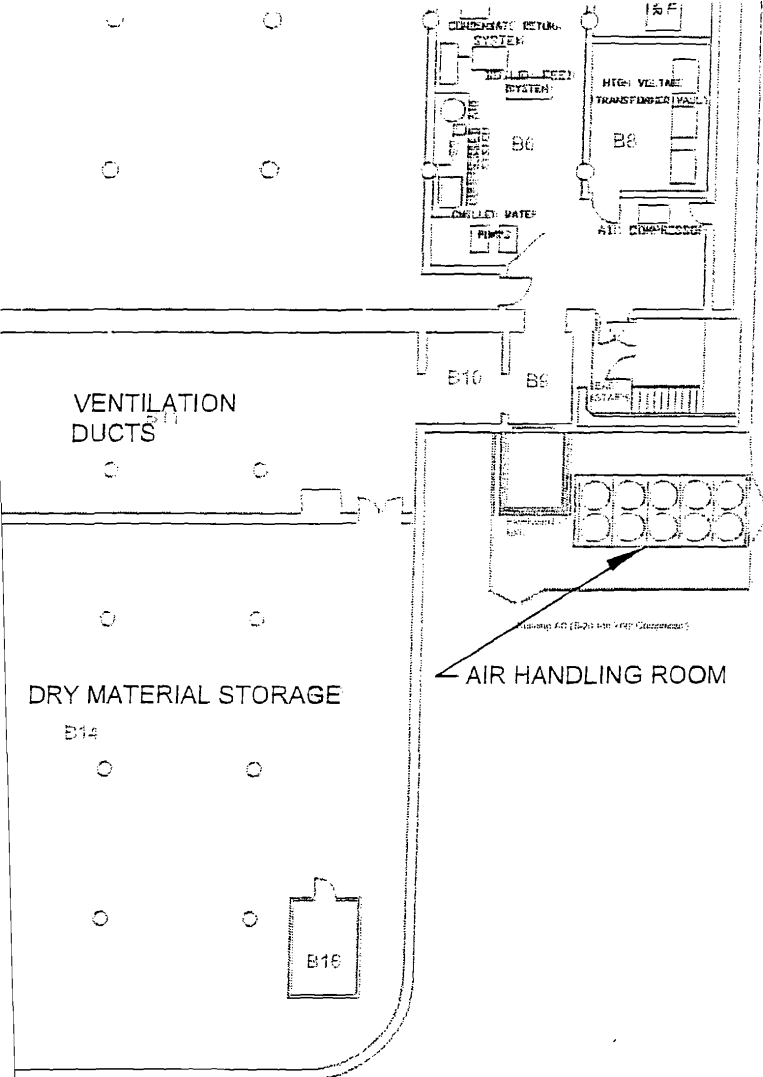
PROJECT: 2221.6 DATE: 08/11/05

SCALE: NTS FILE: SITE PLAN

ST.GERMAIN & ASSOCIATES, INC.
846 MAIN STREET, SUITE 3
WESTBROOK, MAINE 04092

TEL: (207) 591-7000 FAX: (207) 591-7329
EMAIL: INFO@STGERMAIN.COM





LEGEND:

PLAN REFERENCE:

1. BASE INFORMATION TAKEN FROM PLAN ENTITLED, "BINAX, INC., EST. NO. 330" DATED 11/7/95, PROVIDED TO ST.GERMAIN & ASSOCIATES BY BINAX, INC. JULY 2005.

FIGURE 5
BASEMENT FLOOR PLAN

BINAX, INC.
217 READ STREET
SOUTH PORTLAND, MAINE

PREPARED FOR
BINAX, INC.
217 READ STREET
SOUTH PORTLAND, MAINE

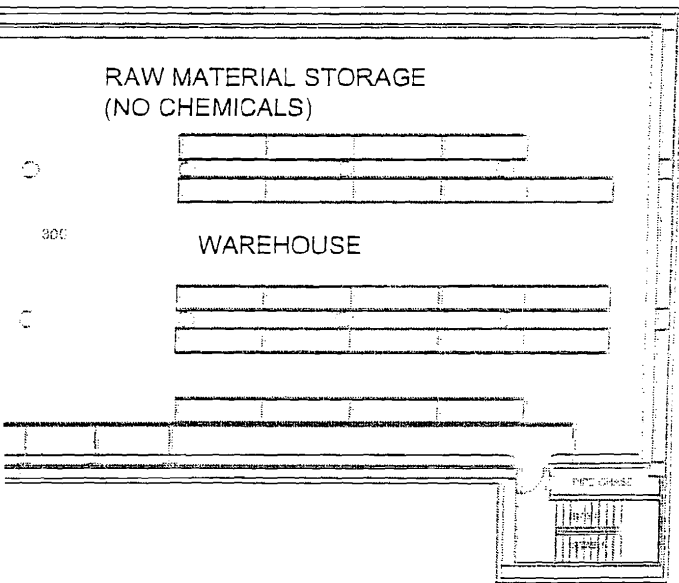
PROJECT: 2221.6 DATE: 08/11/05

SCALE: NTS FILE: SITE PLAN

ST.GERMAIN & ASSOCIATES, INC.
846 MAIN STREET, SUITE 3
WESTBROOK, MAINE 04092

TEL: (207) 591-7000 FAX: (207) 591-7329
EMAIL: INFO@STGERMAIN.COM





LEGEND:

PLAN REFERENCE:

1. BASE INFORMATION TAKEN FROM PLAN ENTITLED, "BINAX, INC., EST. NO. 330" DATED 12/01/95, PROVIDED TO ST.GERMAIN & ASSOCIATES BY BINAX, INC. JULY 2005.

FIGURE 4
THIRD FLOOR PLAN
BINAX, INC.
217 READ STREET
SOUTH PORTLAND, MAINE

PREPARED FOR
BINAX, INC.
217 READ STREET
SOUTH PORTLAND, MAINE

PROJECT: 2221.6 DATE: 08/11/05

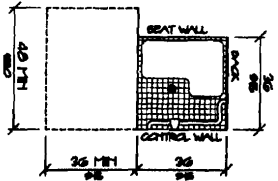
SCALE: NTS FILE: SITE PLAN

ST.GERMAIN & ASSOCIATES, INC.
846 MAIN STREET, SUITE 3
WESTBROOK, MAINE 04092

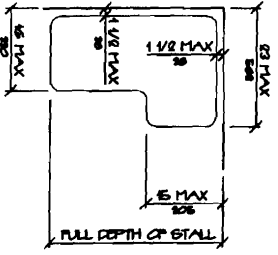
TEL: (207) 581-7000 FAX: (207) 581-7328
EMAIL: INFO@STGERMAIN.COM



PARALLEL APPROACH
MHS

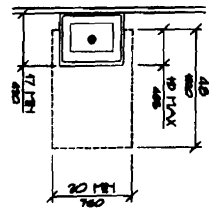


SEAT WALL CLEARANCE
MHS

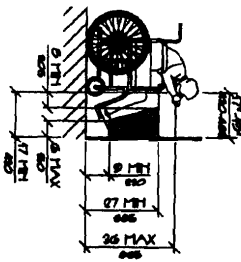


DO NOT PROVIDE THE PROTECTION
COVERINGS UNDER ALL
LAVATORIAL CLEARANCES
MHS

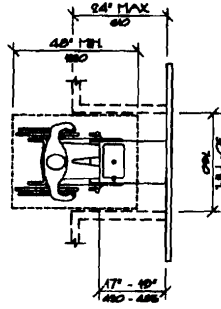
LAVATORIAL CLEARANCES



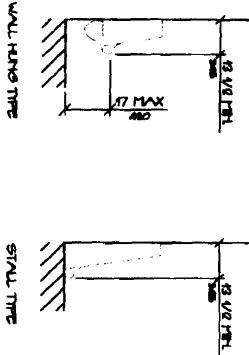
WALKER STALL PLAN
MHS



SHOWER SEAT DESIGN
MHS



CLEAR FLOOR SPACE
AT LAVATORIES
MHS



DRINKING FOUNTAIN
MHS

EQUIPMENT MOUNTED
IN SHADED AREA
DRINKING FOUNTAIN
SPRINKLE HEIGHT AND
KNEE CLEARANCE
MHS

HEIGHT AND DEPTH OF URINALS
MHS

MINIMUM SIZE WALLS OVERHEAD
DOOR IN LAVATORY SET
CONTAINING AT LEAST ONE
FIXTURE (URINALS E.G.)

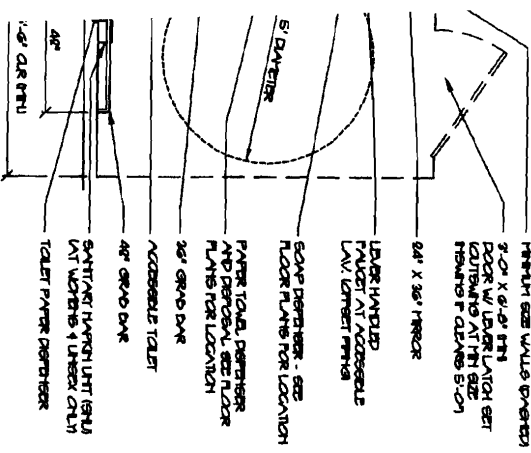
ACCESSIBILITY ACCESSORY

LIGHTING HEIGHTS

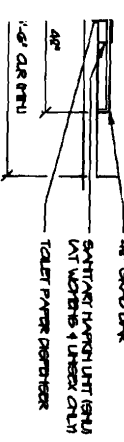
SHAD PANE	30" MAX
TOILET PAPER HOLDER	48" MAX
TOILET DISPENSER, TOILET DISPENSER	48" MAX
BUILT IN PAPER TOWEL DISPENSER	48" MAX
SOAP DISPENSER AT WALL	48" MAX
SWITCHING HANGING DISPENSER	48" MAX
SWITCHING HANGING DISPENSER	48" MAX
SWITCHING HANGING DISPENSER	48" MAX
REFLECTOR BOTTOM	48" MAX
REFLECTOR TOP	48" MAX
CONTRAST SIGNATURE/COUNTERTOP	48" MAX
CONTRAST SIGNATURE/COUNTERTOP	48" MAX
SERVICE TO SERVICE CONNECTION	60" MAX

ACCESSIBILITY GENERAL NOTES

1. DOORS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WITH THE DOOR OPEN 90 DEGREES. REVERSIBLE BETWEEN THE FLOOR OF THE DOOR AND THE ADJACENT STAIR.
2. ALL DOORS SHALL HAVE LEVER HANDBLES EXCEPT AT SEATED STORAGE ROOMS, RECREATIONAL ROOMS AND ELEVATOR HATCH ROOMS.
3. ALL DOORS SHALL BE 80" RUL MAXIMUM AT DOORS EQUIPPED WITH LEVER HANDBLES.
4. ALL DOORS WITH CLOSERS SHALL HAVE 18" CLEAR DISTANCE FROM THE LATCH SIDE OF THE CLOSING TO ANY ADJACENT WALL OR OBSTRUCTION ON THE FULL SIDE OF THE CLOSING.
5. ALL DOORS WITH CLOSERS SHALL HAVE 18" CLEAR DISTANCE FROM THE LATCH SIDE OF THE CLOSING TO ANY ADJACENT WALL OR OBSTRUCTION ON THE PUSH SIDE OF THE CLOSING.
6. ALL SIGNAGE SHALL BE MOUNTED 48" AT TO SIGNAL COMPONENT AT LATCH SIDE WALL OF DOORS AND CLOSERS.



ROOM LAYOUT



G R A N T H A Y S A S S O C I

ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH, MAINE 04106

MILLER BUILDING
SYSTEMS STORAGE FACULTY

617 READ STREET

PORTLAND, MAINE

ACCESSIBILITY
DETAILS AND NOTES

DRAWING TITLE

(207) 871-8900

(207) 871-8908

JOB TITLE

SCALE: AS NOTED

DATE: 09 SEPT. 08

DRAWN BY: SAM/THH

JOB NO.: 080900

DRAWING NO.

A501