

Location of Construction: 61 Bell St		Owner: Merrill St Associates		Phone: 797-7534	Permit No: 980885
Owner Address: 91 Bell St 04103		Lessee/Buyer's Name:		Phone:	Business Name:
Contractor Name: E.H. Brewer Fine Woodworking, Inc.		Address: 91 Bell St Portland, ME 04103		Phone: 797-7534	
Past Use: Vacant Land		Proposed Use: Office/Warehouse		COST OF WORK: \$ 215,000.00	PERMIT FEE: \$ 1,100.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group B1 Type: 2C
Proposed Project Description: Construct Office/Warehouse/Garage		Signature:		Signature:	
Permit Taken By: MN		Date Applied For: 30 July 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
		Signature:		Date:	
				Zoning Approval: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm	

PERMIT ISSUED
 AUG 12 1998
CITY OF PORTLAND

Zone: CBL: 150-B-001
Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

04 August 1998 - Permit Routed

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 2

COMMENTS

9/3/98 visited site walls are in and striped No perimeter drain, and No silt fence (T.E.R.)

9/4/98 Sam has ok'd Back Fill with out perimeter drains. (T.E.R.)

10-4-98 covers on switches, Boiler exhaust. ?
clearance Requirements.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 61 Mall St 150-B-001

Issued to Morrill St Associates Date of Issue 13 November 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980885, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Office/Warehouse/Carage
Use Group: B1 Type: 2C
BOCA 96

Limiting Conditions:

Temporary certificate expired 30 May 1999. Bond NOT to be released until site improvements are completed.

This certificate supersedes is not designed for storage
certificate issued

Approved:

11-17-98

(Date)

Reinhold
Inspector

[Signature]
Inspector of Buildings

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

mmc
11/18

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

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

Location/Address of Construction (include Portion of Building): 61 BELL STREET		
Total Square Footage of Proposed Structure: 6000	Square Footage of Lot: 188,973	
Tax Assessor's Chart, Block & Lot Number Chart# 150 Block# B Lot# 001	Owner: MORRILL STREET ASSOCIATES	Telephone#: 797-7534
Owner's Address: 91 BELL STREET PORTLAND, ME 04103	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 215,000 Fee: \$ 1,100.00
Proposed Project Description: (Please be as specific as possible) OFFICE WAREHOUSE GARAGE		
Contractor's Name, Address & Telephone M. R. BREWER FINE WOODWORKING INC 797-7534 91 BELL STREET PORTLAND, ME		Rec'd By <i>[Signature]</i>
Current Use: VACANT LAND	Proposed Use: OFFICE WAREHOUSE	

Send to

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.



Signature of applicant: Malcolm R Brewer	Date: 7-29-98
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Applicant: M.R. Brewer

Date: 8/12/98

Address: 61 Bell St

C-B-L: 150-B-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ENSTG - New Structure on a developed lot

Zone Location - I-L

Interior or corner lot -

Proposed Use/Work - construct warehouse - garage - ^{60x100} office ^{Assessors}

Sevage Disposal - City

Lot Street Frontage - 60' req - 700' + shown

Front Yard - 25' req - 30' shown

Rear Yard - 25' req - 50' shown

Side Yard - 25' req ~~to~~ 25' & ~32' shown

Projections -

Width of Lot -

Height - 45' MAX
Pavement setback 15' - highest point is 23.5' in rear
Lot Area - 188,973 # ^{OK} 8/12/98 ~~and~~ Bill from M.L. Brewer

Lot Coverage (Impervious Surface) - 65% MAX OK

Area per Family - N/A

Off-street Parking - ^{504# office space} 7 spaces req - 8 spaces shown (no pavement under the spaces along rt side)

Loading Bays - 1 req - 1 shown

Site Plan - minor OK

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N/A

BUILDING PERMIT REPORT

DATE: 7/Aug/98 ADDRESS: 61 Bell ST 150-13-001
REASON FOR PERMIT: To Construct 60'x100'
BUILDING OWNER: Monrill ST. ASSOC
CONTRACTOR: M.A. Brewer Fine Woodworking Inc.
PERMIT APPLICANT: _____
USE GROUP S-1 BOCA 1996 CONSTRUCTION TYPE 2C

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *8, *10, *18, *20, *24, *27, *29.

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
- 6 Foundations anchors shall be a minimum of 1 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of From corners of foundation and a maximum 6'o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups +2" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height

M.R. BREWER
FINE WOODWORKING, INC.

CB4 150-B-1

Sept. 29,98

Portland City of Inspections
389 Congress Street
Portland, Maine 04101

Attn: Sam Hoffses

Subject D.E.P. Southern Me. Regional Office
Reference: Mezzanine

Sam; As discussed the intent of the mezzanine is not designed for storage. Called the State, D.E.P. department moving into the space and discussed the use of the mezzanine with them. The only thing they would be putting up there would be a box of paper towels and toilet paper for the bathroom.

The design as laid out is for support of the ceilings & insulation with possible office space expansion. Any storage in the building for future tenants would have to be on a design built with steel support as discussed to meet code.

Sincerely,



BOCA®

NATIONAL BUILDING CODE/1996

PLAN REVIEW RECORD

Valuation: \$215,000.00

Plan Review # _____

Fee: 1,100.00

Date: 7/24/95

JURISDICTION Portland

BUILDING LOCATION 91 Bell ST. 150-B-001
(City, County, Township, etc.)
(Street address)

BUILDING DESCRIPTION Office / Warehouse. (S-2) Class. 2-C Const. Type

REVIEWED BY [Signature]

Numerals indicated in parenthesis are applicable code sections of the 1996 *BOCA National Building Code*. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 *BOCA National Building Code*. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	All Site Plan Review & Building Code requirement must be completed before a certificate of occupancy can or will be issued	111.4
2	Foundation drains	1813.4
3.	Guardrails & Handrails	1021.0 1022.0
4	STAIR CONSTRUCTION	1014
5	EXIT signs	1023.1 1029.1
6.	Ventilation <u>Mechanical Code</u>	M-15
7.	mezzanine	



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BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

NOTES: N.R. -- Not required
 N.A. -- Not applicable

ADMINISTRATION (Chapter 1)

yes

Complete construction documents
 (107.5, 107.6, 107.7)

yes

Signed/sealed construction documents
 (107.7, 114.1)

Terry L. Pennington PE # 3978

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

✓

Single Use Group

N/A

Specific occupancy areas (302.1.1)

N/A

Mixed Use Groups

N/A

Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	100%	
% Reduction for height (Table 506.4)	- 0%	
% Increase for open perimeter (506.2)	+ 150%	
% Increase for automatic sprinklers (506.3)	+ - %	
Total percentage factor	= 250%	
Conversion factor	<u>250/100 = 2.5</u>	
	<small>(Total percentage factor/100%)</small>	

Open perimeter 100' 60' 100' 60'
(506.2) North East South West

Open perim. 320 ft. Perimeter 320 ft.

% Open perimeter = $\frac{(320/320) \times 100\%}{(Open\ perim./perim.) \times 100\%}$

% Tab. area increase = $2 (75) 150\%$
(506.2) $2 \times (\% Open\ perim. - 25\%)$

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area <u>6000 SF</u> ft. ²		Actual building height <u>18</u> feet <u>1</u> stories
Adjusted floor area <u>2400</u> ft. ²		Allowable building height <u>1</u> feet <u>20</u> stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction 5A Type of construction assumed for review (602.3) 2C

OK

CASE 1 MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area ft ²	Adjusted floor area* ft ²	Actual height ft	Allowable height (Table 503) ft
_____	_____	_____	_____	_____ stories	_____ stories
_____	_____	_____	_____	_____ stories	_____ stories
_____	_____	_____	_____	_____ stories	_____ stories
_____	_____	_____	_____	_____ stories	_____ stories
_____	_____	_____	_____	_____ stories	_____ stories
_____	_____	_____	_____	_____ stories	_____ stories
_____	_____	_____	_____	_____ stories	_____ stories
_____	_____	_____	_____	_____ stories	_____ stories

*Adjusted floor area = actual floor area/conversion factor

$\sum \frac{\text{Adjusted floor area}^*}{\text{Allowable area (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

UNLIMITED AREA ONE-STORY BUILDINGS

- NA Use group classification (507.1) _____ School buildings (507.1.1)
 - _____ Building height (story, feet) (507.1) _____ High-hazard use groups (507.1.2)
 - _____ Type of construction (507.1) _____ Exterior walls (507.2)
 - _____ Automatic sprinkler system (507.1, 904.11)
- MEZZANINES
- _____ Area limitation (505.2) _____ Openness (505.4)
 - _____ Egress (505.3)

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

- NA Tenant separations (402.4)
- _____ Egress (402.5)
- _____ Mall width (402.6)
- _____ Structural elements (402.7)
- _____ Roof coverings (402.8)
- _____ A-1, A-2 occupancy (402.9)
- _____ Automatic sprinkler system (402.10)
- _____ Standpipes (402.11)
- _____ Fire department access (402.12)
- _____ Kiosk requirements (402.14)

_____ Parking structures (402.15)

HIGH-RISE BUILDINGS

- _____ Automatic sprinkler system (403.2)
- _____ Alternative sprinkler modifications (403.3)
- _____ Automatic fire detection (403.4)
- _____ Voice/alarm signaling systems (403.5)
- _____ Fire department communication (403.6)
- _____ Fire command station (403.7)
- _____ Elevators (403.8)
- _____ Standby systems (403.9)
- _____ Stairway doors (403.10)

ATRIUMS

- NA Automatic sprinkler system (404.2)
- NA Occupancy (404.3)
- NA Smoke control (404.4)
- NA Enclosure (404.5)
- NA Fire alarm system (404.6)
- NA Travel distance (404.7)

- Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

OTHER SPECIAL USE AND OCCUPANCY

- NA Underground structures (405.0)
- NA Open parking structures (406.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

- OK Exterior walls
- OK Interior elements
- OK Roof

CONSTRUCTION DOCUMENTS (703.0)

- Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

North East South West

Fire separation distance OK more than 50'

Loadbearing

Nonloadbearing

OK Exterior opening protectives (705.3, 706.0)

Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

NA Exit enclosures (709.0, 710.0, 1014.11)

NA Other shafts (709.0, 710.0)

Mixed use and fire area separations (313.1.2)

Other separation assemblies (302.1.1, Table 602)

FIRE PARTITIONS

NA Exit access corridors (711.0, 1011.4)

NA Tenant separations (711.0)

NA Dwelling unit separations (711.0)

NA Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

NA Fire and party walls (707.0 and Table 707.1)

NA Smoke barriers (712.0)

OK Nonloadbearing partitions (Table 602)

OK Interior loadbearing walls, columns, girders, trusses (716.0)

Supporting construction (716.0)

Concrete Floor construction (713.0, 1006.3.1)

Roof construction (713.0, 715.0)

Penetrations (714.0)

Opening protectives (717.0, 719.0, 720.0)

Fire dampers (718.0)

Fireblocking/draftstopping (721.0)

Thermal and sound-insulating materials (723.0)

INTERIOR FINISHES (Chapter 8)

NA Smoke development (803.3.2)

NA Floor finish (805.0, 806.0)

NA Flame spread (803.4)

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

NA Assembly (A-1, A-3, A-4) (904.2)

Assembly (A-2) (904.3)

Educational (E) (904.4)

High-hazard (H) (904.5)

Institutional (I) (904.6)

NA Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)

NA Residential (R-1) (904.8)

Residential (R-2) (904.9)

Windowless story (904.10)

Specific occupancy areas (302.1.1, 904.11)

Covered mall buildings (402.10)

High-rise buildings (403.2)

Atriums (404.2)

Underground structures (405.3)

Public garages (408.3.1)

Sound stages (411.7)

Stages and enclosed platforms (412.6)

Special amusement buildings (413.4)

HPM facilities (416.4)

Paint spray booths and storage rooms (419.3)

Unlimited area buildings (507.1)

Exit lobbies (1020.3)

Drying rooms (2806.4)

Waste- and linen-chutes/termination rooms (2807.6)

Refuse vaults (2808.4)

FIRE SPRINKLER SYSTEMS

NA NFPA 13 system (906.2.1)

NFPA 13R system (906.2.2)

NFPA 13D system (906.2.3)

Design (906.3)

Actuation (906.4)

Sprinkler alarms (906.5)

Sprinkler riser (906.7)

LIMITED AREA SPRINKLER SYSTEMS

NA Where permitted (907.2)

Design (907.3)

Actuation (907.4)

Standpipe connection (907.6)

Domestic supply (907.6.1)

Cross connection (907.6.2)

Shutoff valve (907.6.3)

OTHER SUPPRESSION SYSTEMS

NA Water-spray fixed systems (908.0)

Carbon dioxide extinguishing systems (909.0)

Dry-chemical extinguishing systems (910.0)

Foam-extinguishing systems (911.0)

Halogenated extinguishing systems (912.0)

Clean agent fire extinguishing systems (913.0)

Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

- NA Building height (915.2.1)
- Building area (915.2.2)
- Malls (915.2.3)
- Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- Required (916.1)
- Connections (916.2)

YARD HYDRANTS

- Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- NA Approval (918.3)
- Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- High-hazard (H) (918.4.3)
- Institutional (I) (918.4.4)
- Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- Location/details (918.5)
- Power supply/wiring (918.6, 918.7)
- Alarm-notification appliances (918.8)
- Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- Approval (919.3)
- Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- Residential (R-1) (919.4.4)
- Sprinklered buildings exception (919.5)
- Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- NA Residential (R-1) (920.3.1)
- Residential (R-2, R-3) (920.3.2)
- Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

FIRE EXTINGUISHERS

- Approval (921.1)
- Required (921.2)

SMOKE CONTROL SYSTEMS

- NA Passive system (922.2.1)
- Mechanical system (922.2.2)
- Smoke removal (922.3)
- Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS

- NA Size and spacing (923.2)

SUPERVISION

- Fire suppression systems (924.1)
- Fire alarm systems (924.2)

MEANS OF EGRESS (continued)

<p><u>OK</u> General limitations (1005.0)</p> <p>Air movement in egress elements (1005.7)</p> <p>Types and location of egress (1006.0)</p> <p>Exit access travel distance (1006.5 and Table 1006.5)</p> <p>Accessible means of egress (1007.0)</p> <p>Emergency escape (1010.4)</p> <p>Exit access passageways and corridors (1011.0)</p> <p>Aisles and accessways (1012.0)</p> <p>Grandstands (1013.0)</p> <p>Interior stairways (1014.1 - 1014.11)</p> <p>Exterior stairways (1014.1 - 1014.10, 1014.12)</p> <p>Smokeproof enclosures (1015.0)</p>	<p>Ramps (1016.0)</p> <p>Means of egress doorways (1017.0)</p> <p>Number of doorways (1017.2)</p> <p>Size of doors (1017.3)</p> <p>Door hardware (1017.4)</p> <p>Revolving doors (1018.0)</p> <p>Horizontal exits (1019.0)</p> <p>Level of exit discharge passageway (1020.0)</p> <p>Guards (1021.0)</p> <p>Handrails (1022.0)</p> <p>Exit signs and lights (1023.0)</p> <p>Means of egress lighting (1024.0)</p> <p>Access to roof (1027.0)</p>
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ACCESSIBILITY (Chapter 11)

<p><u>STATE</u> Required (1103.0)</p> <p>Accessible route (1104.0)</p> <p>Parking facilities (1105.0)</p>	<p>Accessible entrances (1106.0)</p> <p>Special use groups (1107.0)</p> <p>Features and facilities (1108.0)</p>
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INTERIOR ENVIRONMENT (Chapter 12)

<p><u>NA</u> Room dimensions (1204.0)</p> <p><u>NA</u> Roof spaces (1210.1, 1211.2)</p> <p><u>NA</u> Crawl spaces (1210.2, 1211.1)</p>	<p><u>NA</u> Air-borne noise (STC) (1214.2)</p> <p><u>NA</u> Structure-borne sound (IIC) (1214.3)</p> <p><u>NA</u> Ratproofing (1215.0)</p>
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BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

<p><u>2C</u> Performance requirements (1403.0)</p> <p><u>OK</u> Wall sidings and veneers (1404.0, 1405.0)</p>	<p><u>OK</u> Combustible material restrictions (1406.0)</p>
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ROOFS AND ROOF STRUCTURES (Chapter 15)

Performance requirements (1505.0)

Low-slope roof coverings (1507.5)

Fire classification (1506.0)

Flashing (1508.0)

Steep-slope roof coverings (1507.4)

Roof structures (1510.0)

*Terry L
Pehhriston
#3978*

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL LOADS (Chapter 16)

See General Note Structural Engineer

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown

Live load reduction (1603.2, 1606.7)

Roof live loads (1603.3, 1607.0)

Roof snow loads (1603.4, 1608.0)

Ground snow load, P_g (1608.3)

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.4)

Sloped roof snowload, P_s (1608.5)

If $P_g > 10$ psf, snow load importance factor, I (Table 1609.5)

Wind loads (1603.5, 1609.0)

Basic wind speed (1609.3)

Wind exposure category (1609.4)

Wind importance factor, I (Table 1609.5)

Wind design pressure, P (1609.7)

Earthquake loads (1603.6, 1610.0)

Peak velocity related acceleration, A_v (1610.1.3)

Peak acceleration, A_a (1610.1.3)

Seismic hazard exposure group (1610.1.5)

Seismic performance category (1610.1.7)

Soil-profile type (Table 1610.3.1)

Basic structural system and seismic-resisting system (Table 1610.3.3)

Response modification factor, R , and deflection amplification factor, C_d (Table 1610.3.3)

Analysis procedure (1610.4, 1610.5)

Other loads

Attic load (1606.2.2, 1606.2.3)

Partition loads (1606.2.4)

Concentrated loads (1606.3)

Impact loads (1606.6)

Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (107.7)

Signed/sealed (107.7, 114.1)

Deflection limits considered (1604.5)

STRUCTURAL DESIGN CALCULATIONS (continued)

	Unbalanced snow loads considered (1608.6)		Internal pressure effects considered (1609.7, 1609.8)
	Drift snow loads considered (1608.7)		Components and cladding effects considered (1609.8)
	Sliding snow loads considered (1608.8)		Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

<i>NA</i>	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____		Masonry construction (1705.5)
	Owner's special inspection program specified (1705.0)		Wood construction (1705.6)
	Prefabricated items (1705.2)		Prepared fill and foundations (1705.7, 1705.8, 1705.9)
	Steel construction (1705.3)		Fireresistive materials (1705.12)
	Concrete construction (1705.4)		EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

	Soil type (1611.0, 1802.1, 1804.1)		Foundations (1814.0 - 1824.0)
	Bearing value (1611.0, 1802.1, 1804.1)		Foundation walls (1611.0, 1812.0)
	Soil report (1802.1, 1804.1)		Waterproofing/dampproofing (1813.0)
	Prepared fill (1804.1.1)		Retaining walls (1611.0, 1825.0)
	Footings (1806.0 - 1811.0)		

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

<i>OK</i>	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	<i>OK</i>	Minimum concrete strength (Table 1907.1.2[1])
<i>OK</i>	Minimum slab requirements (1905.1)	<i>OK</i>	Cold-weather and hot-weather curing speci- fied (1908.9, 1908.10)

MASONRY (Chapter 21)

<i>NA</i>	Engineered masonry design/construction standard specified (2101.1.1)		Cold-weather and hot-weather construction specified (2111.3, 2111.4)
	Empirical masonry design (2101.1.2)		Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
	Construction materials (2104.0)		Glass block (2118.0)
	Mortar type (2104.7)		

STEEL (Chapter 22)

OK

Structural steel design/construction standard specified (2203.1, 2203.2)

Shop drawing preparation specified (2203.4)

Open-web steel joist design/construction standard specified (2205.1)

|

Formed steel design/construction standard specified (2206.1)

Formed steel member identification (2206.6)

WOOD (Chapter 23)

NA

Installation inspections (2301.2)

Design/construction standard specified (2303.1)

Grade mark specified (2303.1.1)

NA

Seismic bracing (2305.8)

Foundation anchorage (2305.17)

Wood structural panels (2307.0)

Particleboard (2308.0)

Fiberboard (2309.0)

Fireretardant-treated wood (2310.0)

Decay and termite protection (2311.0)

Joist hangers (2312.0)

Prefabricated components (2313.1, 2313.2)

Metal-plate-connected trusses (2313.3.1, 2313.3.2)

HEAVY TIMBER CONSTRUCTION

NA

Minimum dimensions (605.1, 2304.0)

Design/construction standard specified (2304.1)

WOOD FRAME CONSTRUCTION

NA

Fastening and construction details (2305.0, Table 2305.2)

Wind bracing design required (2305.7)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

NA

Skylights (2404.0)

Safety glazing (2405.0, 2406.0, 2407.0)

GYPSUM BOARD AND PLASTER (Chapter 25)

NA

Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)

Plaster (2504.0, 2505.0, 2506.0)

PLASTIC (Chapter 26)

NA

Approved materials (2601.2)

Identification (2601.4)

Interior trim (2603.7)

Alternative approval (2603.8)

FOAM PLASTIC (2603.0)

Labeling (2603.2)

Surface-burning characteristics (2603.3)

Thermal barrier (2603.4)

Exterior walls (2603.5, 2603.6)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Diffusing systems (2604.5)

Wall panels (2605.0)

Unprotected openings (2606.0)

Roof panels (2607.0)

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

NA

Waste- and linen-handling systems (2807.0)

NA

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Elevator emergency operation (3006.2)

Hoistway enclosure (3007.1)

Venting (3007.3 - 3007.6)

Opening protectives (3008.2)

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

NA

Membrane structures (3103.0)

Flood-resistant construction (3107.0)

Towers (3108.0)

PEDESTRIAN WALKWAYS (3106.0)

Construction and use (3106.1 - 3106.3)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

Structural loads (1614.0, 3402.5)

Accessibility (1110.0, 3402.7)

Additions/alterations (3403.0, 3404.0)

Change of occupancy (1110.3, 3405.0)

Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fireresistance rating of vertical opening enclosures _____	
Type of HVAC system _____	serving number of floors _____

ACORD® INSURANCE BINDER

DATE (MM/DD/YY)
07/30/1998

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

PRODUCER
DANIEL T. HALEY AGENCY
21 1/2 Eastern Promenade
Portland, ME 04101

PHONE (A/C, No, Ext): (207)774-2617
FAX (207)774-2869

COMPANY
Peerless Ins. Co. BINDER # B980700677

DATE EFFECTIVE TIME 07/29/1998 12:01 X AM
DATE EXPIRATION TIME 08/28/1998 X 12:01 AM
PM NOON

CODE: 82 10 120 SUB CODE: 8210437
AGENCY CUSTOMER ID: 00004186

THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY #:

INSURED
Morrill Street Associates, Inc.
M. R. Brewer
PO Box 10958
Portland, Maine 04103

DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location)
BELL STREET
PORTLAND MAINE

COVERAGES

TYPE OF INSURANCE		CAUSES OF LOSS	COVERAGE/FORMS	AMOUNT	DEDUCTIBLE	COINS %
PROPERTY	BASIC	BROAD	BUILDERS RISK POLICY LOSS OF RENT COVERAGE	250,000 50,000	500	
GENERAL LIABILITY						
COMMERCIAL GENERAL LIABILITY		CLAIMS MADE	OCCUR	GENERAL AGGREGATE	\$	
OWNER'S & CONTRACTOR'S PROT		RETRO DATE FOR CLAIMS MADE:		PRODUCTS - COMP/OP AGG	\$	
AUTOMOBILE LIABILITY				PERSONAL & ADV INJURY	\$	
ANY AUTO				EACH OCCURRENCE	\$	
ALL OWNED AUTOS				FIRE DAMAGE (Any one fire)	\$	
SCHEDULED AUTOS				MED EXP (Any one person)	\$	
HIRED AUTOS				COMBINED SINGLE LIMIT	\$	
NON-OWNED AUTOS				BODILY INJURY (Per person)	\$	
AUTO PHYSICAL DAMAGE		DEDUCTIBLE	ALL VEHICLES	BODILY INJURY (Per accident)	\$	
COLLISION:				PROPERTY DAMAGE	\$	
OTHER THAN COLL:				MEDICAL PAYMENTS	\$	
ACTUAL CASH VALUE				PERSONAL INJURY PROT	\$	
STATED AMOUNT				UNINSURED MOTORIST	\$	
OTHER					\$	
GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$	
ANY AUTO				OTHER THAN AUTO ONLY:	\$	
EACH ACCIDENT				AGGREGATE	\$	
AGGREGATE				EACH OCCURRENCE	\$	
EXCESS LIABILITY				AGGREGATE	\$	
UMBRELLA FORM				SELF-INSURED RETENTION	\$	
OTHER THAN UMBRELLA FORM		RETRO DATE FOR CLAIMS MADE:		STATUTORY LIMITS	\$	
WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY				EACH ACCIDENT	\$	
				DISEASE - POLICY LIMIT	\$	
				DISEASE - EACH EMPLOYEE	\$	

SPECIAL CONDITIONS/OTHER COVERAGES

NAME & ADDRESS
PEOPLES HERITAGE SAVINGS BANK
ISAOA ATIMA
PO BOX 1377
LEWISTON, MAINE 04243

X MORTGAGEE
LOSS PAYEE
LOAN #

ADDITIONAL INSURED

AUTHORIZED REPRESENTATIVE
Daniel Haley

RD75-S (12/83) NOTE: IMPORTANT STATE INFORMATION ON REVERSE SIDE ACORD CORPORATION 1993

21067

MORTGAGE AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that MORRILL STREET ASSOCIATES, of Portland, County of Cumberland, and State of Maine; (hereinafter called "Grantor"), for consideration paid, the receipt and sufficiency of which is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL, ASSIGN and CONVEY unto PEOPLES HERITAGE SAVINGS BANK, a Maine banking institution with a place of business at One Monument Square, in the County of Cumberland and State of Maine; (hereinafter called "Grantee"), its heirs and assigns forever, to secure the payment of TWO HUNDRED SIXTY THOUSAND DOLLARS AND NO CENTS (\$260,000) with interest and other charges, as applicable, in accordance with the terms and conditions of a Promissory Note of even date herewith given by Grantor to Grantee and to secure other obligations, all as hereafter set forth, certain real property situated at and near Bell and Morrill Streets in the City of Portland, County of Cumberland and State of Maine, and all easements and rights appurtenant thereto, all as more particularly described in Schedule A attached hereto.

Also conveying and granting hereby as part of the realty and as property mortgaged and secured hereunder, all of the following articles now and hereafter on the above described premises or used therewith: All plumbing, heating, lighting, refrigerating, ventilating and air conditioning apparatus and equipment, garbage incinerators and receptacles, elevators and elevator machinery, boilers, tanks, motors, sprinkler and fire extinguishing systems, door bell and alarm systems, screens, awnings, screen doors, storm and other detachable windows and doors, mantels, built-in cases, counters, trees, hardy shrubs and perennial flowers, and other equipment, machinery, furniture and furnishings, fixtures and articles of personal property now and hereafter owned by Grantor and now and hereafter affixed to, placed upon or used in connection with the operation of said premises and all other purposes whether or not included in the foregoing enumeration together with cash proceeds and non-cash proceeds of all of the foregoing, all of which are covered by this mortgage, whether or not such property is subject to prior conditional sales agreements, chattel mortgages or other liens. If the lien of this mortgage on any fixtures or personal property is subject to a conditional sales agreement or chattel mortgage covering such property, then in the event of any default hereunder all the rights, title and interest of the Grantor in and to any and all deposits made thereon or therefor are hereby assigned to Grantee, together with the benefit of any payments now or hereafter made thereon. There are also transferred, set over and assigned to Grantee, its successors and assigns all conditional sales agreements, leases and use agreements of machinery, equipment and other personal property of Grantor in the categories hereinabove set forth under which Grantor is the

dealing, statements (whether verbal or written) or actions of any party hereto or to any loan document. This provision is a material inducement for Grantor and Grantee entering into the this transaction.

The covenants and agreement contained herein shall bind, and the benefits and advantages hereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the Grantor and Grantee. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantee, its successors and assigns, for breach of any term, condition, covenant or agreement contained or referred to herein, shall have the right of foreclosure and any and all other rights and remedies given to a Mortgagee and Secured Party under the laws of the State of Maine, this Mortgage and Security Agreement and any instrument it secures.

If any obligation or portion of this Mortgage and Security Agreement is determined to be invalid or unenforceable under law, it shall not affect the validity or enforcement of the remaining obligations or portions hereof.

IN WITNESS WHEREOF, the said Grantor hereunto sets its hand and seal this 23 day of April, 1996.

WITNESS:

Walter E. Webber

MORRILL STREET ASSOCIATES

By: Malcolm R. Brewer
Malcolm R. Brewer
Its President

STATE OF MAINE
CUMBERLAND, ss.

April 23 1996

Personally appeared before me the above named Malcolm R. Brewer, President of Morrill Street Associates and acknowledged the foregoing to be his free act and deed and the free act and deed of Morrill Street Associates.

Walter E. Webber
Notary Public/Attorney at Law
Walter E. Webber

SCHEDULE AParcel One:

A certain lot or parcel of land, with all buildings thereon, situated in said Portland, located on the southerly side of Morrill Street and the easterly side of Bell Street, bounded and described as follows:

Beginning at the intersection of the easterly sideline of Bell Street with the southerly sideline of Morrill Street; thence N 69°02'48" E by said Morrill Street, a distance of one hundred (100) feet to an angle in said Morrill Street; thence continuing by said Morrill Street N 52°02'48" E, a distance of one hundred twenty-eight and twenty-four hundredths (128.24) feet to land now or formerly of Portland Terminal Company; thence by said Portland Terminal Company land in generally southeasterly direction to land now or formerly of William G. and Muriel N. Lewis, as described in a deed recorded in said Registry of Deeds in Book 1825, Page 80; thence S 68°13'38" W by said Lewis land, a distance of two hundred fifty-four and sixty hundredths (254.60) feet to an iron pin located on the easterly sideline of said Bell Street; thence N 21°04'45" W by said Bell Street, a distance of three hundred sixty-nine and eighty-one hundredths (369.81) feet to an angle in said Bell Street; thence continuing by said Bell Street, N 29°58'45" W, a distance of three hundred fifty-one and two hundredths (351.02) feet to Morrill Street, being the point of beginning.

The above descriptions are based on a survey made for Fox Realty Company by R.P. Titcomb Associates, Inc., dated November 13, 1987.

Excepting and reserving from the above described parcel a 20' Easement parcel as set forth in an instrument recorded in said Registry of Deeds in Book 10239, Page 112.

Parcel Two:

A certain lot or parcel of land, with the buildings thereon, situated near Morrill's Corner, in said City of Portland, bounded and described as follows:

Beginning at the corner formed by the intersection of the westerly side of Bell Street with a southerly side of Morrill Street; thence southerly by said Bell Street sixty-eight and five hundredths (68.05) feet to an iron post set in the ground; thence westerly at right angles with said Bell Street seventy-nine and ten hundredths (79.10) feet to an iron post set in the ground; thence northerly on a line parallel with

said Bell Street eighty and fifty-eight hundredths (80.58) feet to said Morrill Street; thence easterly by said Morrill Street eighty and seven hundredths (80.07) feet to the point of beginning.

Reserving from the above the right to use a passageway four (4) feet wide on the southerly side of said lot extending from Bell Street to the rear of said lot, to be used in common. Also conveying the right to use a passageway four (4) feet wide off from the northerly side of the lot adjoining the above described lot on the south extending from Bell Street to the rear of said lot, to be used in common.

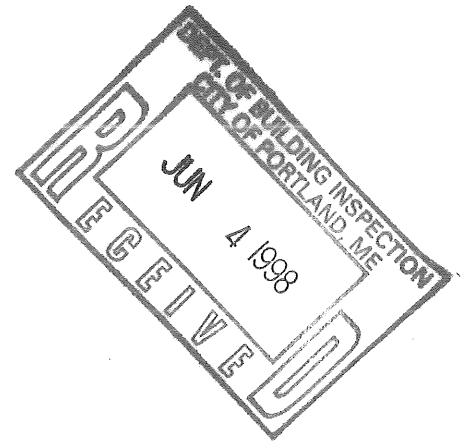
RECEIVED
RECORDED REGISTRY OF DEEDS

95 APR 25 PM 1:42

CUMBERLAND COUNTY

John B. O'Brien

**MORRILL STREET ASSOCIATES
P.O. BOX 3035
PORTLAND, MAINE 04104
PHONE: (207) 797-7534
FAX: (207) 797-0973**



June 3, 1998

City of Portland

Site Review Pre-application for a commercial structure.

Location: Bell Street

Owners: Morrill Street Associates, Malcolm and Patricia Brewer

91 Bell Street

Portland, Me 04103

Reference: Old N.T. Fox Lumber Yard

Morrill Street Associates is applying for a building permit to erect a 6,000 sq. ft. pre-engineered building at an estimated cost of \$250,000.00 as per the site plan. The following is the written statements required on page 1356 of the Portland Code.

1 - Commercial tenant fit up lease for the State of Maine Department of Environmental Protection.

Office and warehouse, with graded parking as required. Copies of the proposed office and warehouse fitups are enclosed.

2 - Total lot size is 4.34 acres. Total square footage of the proposed building is 6,000 sq. ft. with an additional 5,000 sq. ft. of fenced off parking for 9 vehicles.

3 - There are no existing or proposed easements or additional burdens being placed on the property. It is now a vacant lot.

4 - The type and quantities of solid waste to be generated by the development would be the same as now being generated by the DEP at their Canco Rd location.

5 - The off site facilities are all located on Bell Street. The entrance to the property will be on Bell Street.

6 - Drainage and storm water management plan is described in the Standard Boundary Survey Bell Street, Portland, Me as developed by Titcomb Associates, Land Surveyors/ Land Planners, Falmouth, Me. Copies attached.

Bill St

(2)

7 - The construction plan sequence is included in the Standard Boundary Survey referenced in 6 above. Sewer, water and utilities will run into the proposed structure from Bell Street. A silt fence will be installed prior to the excavation of the foundation and will be maintained until completion. The approximate date of commencement is as soon as a permit is granted with substantial completion scheduled for August 1, 1998. The General Contractor is Alliance Construction of Scarborough, Me.

8 - None unless required for site plan approval.

9 - The financing for the project has been arranged through Peoples Heritage Bank. a copy of the commitment letter is enclosed.

10 - See attached correspondence from Peoples Heritage Bank.

11 - No unusual natural areas, wildlife or fisheries habitats exist on the property. There are no known archaeological sites on or near the property.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980058

I. D. Number

Morrill St Associates
Applicant
91 Bell St, Portland, ME
Applicant's Mailing Address
Malcolm R. Brewer
Consultant/Agent
797-7534 **797-0973**
Applicant or Agent Daytime Telephone, Fax

6/4/98
Application Date
Bell St
Project Name/Description

Bell St
Address of Proposed Site
150 B001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
6000 Sq Ft **4.34 Acre** **I-I**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$195.00** Date: **7/29/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved **Approved w/Conditions** see attached Denied

Approval Date **8/12/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>8/4/98</u> date	<u>\$5,500.00</u> amount	<u>8/4/99</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>7/29/98</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980058
I. D. Number

Morrill St Associates
Applicant
91 Bell St, Portland, ME
Applicant's Mailing Address
Malcolm R. Brewer
Consultant/Agent
797-7534 **797-0973**
Applicant or Agent Daytime Telephone, Fax

6/4/98
Application Date
Bell St
Project Name/Description

Bell St
Address of Proposed Site
150 B001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Building Addition Change Of Use Residential
 Warehouse/Distribution Parking Lot Other (specify) _____
6000 Sq Ft **4.34 Acre** **I-2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____
Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **6/4/98**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *[Signature]*

Approved Approved w/Conditions see attached *Site Fire Marshall* Denied
Approval Date **6/8/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance **Lt. Mc Dougall** **6/8/98**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980058

I. D. Number

Drill St Associates
Applicant
91 Bell St, Portland, ME
Applicant's Mailing Address
Malcolm R. Brewer
Consultant/Agent
797-7534 **797-0973**
Applicant or Agent Daytime Telephone, Fax

6/4/98
Application Date
Bell St
Project Name/Description

Bell St
Address of Proposed Site
150 B001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
6000 Sq Ft **4.34 Acre** **I-2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$195.00** Date **7/29/98**

Planning Approval Status:

Reviewer **Kandice Talbot**

Approved **Approved w/Conditions** Denied
See Attached

Approval Date **7/29/98** Approval Expiration **7/29/99** Extension to _____ Additional Sheets Attached

OK to Issue Building Permi **Kandice Talbot** **8/4/98**
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	8/4/98 date	\$5,500.00 amount	8/4/99 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	7/29/98 date	\$300.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980058

I. D. Number

Morrill St Associates

Applicant

100 Bell St, Portland, ME

Applicant's Mailing Address

Malcolm R. Brewer

Consultant/Agent

797-7534 797-0973

Applicant or Agent Daytime Telephone, Fax

6/4/98

Application Date

Bell St

Project Name/Description

Bell St

Address of Proposed Site

150 B001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential

Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

6000 Sq Ft 4.34 Acre I-2

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review \$195.00 Date: 7/29/98

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attache Denied

Approval Date 7/27/98 Approval Expiration 7/27/99 Extension to Additional Sheets Attached

Condition Compliance **Jim Wendel** 8/4/98 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted 8/4/98 \$5,500.00 8/4/99
date amount expiration date

Inspection Fee Paid 7/29/98 \$300.00
date amount

Building Permit
date

Performance Guarantee Reduced
date remaining balance signature

Temporary Certificate Of Occupancy Conditions (See Attached)
date

Final Inspection
date signature

Certificate Of Occupancy
date

Performance Guarantee Released
date signature

Defect Guarantee Submitted
submitted date amount expiration date

Defect Guarantee Released
date signature



CITY OF PORTLAND

July 31, 1998

Malcolm R. Brewer
Morrill Street Associates
91 Bell Street
Portland, ME 04103

Re: 61 Bell Street, DEP Office/Warehouse Building

Dear Mr. Brewer:

On July 29, 1998 the Portland Planning Authority granted minor site plan approval for the 6,000 sq. ft. office/warehouse building located at 91 Bell Street with the following conditions:

- if there is any future development on this site, the applicant shall submit a complete stormwater management plan.
- that all exhaust vents shall be directed away from the residential uses on Adelaide Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

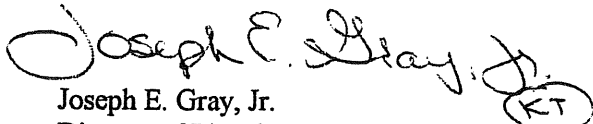
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150-B-001

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
- Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



M.R. BREWER
FINE WOODWORKING

Fax Transmittal

Please Deliver To: Tom Riensborough
 Company: Coder Enhancement
 Fax Number: 756-8217
 From: Bill
 Company: M. R. Brewer Fine Woodworking
 Date: 11-12-98 Time: _____
 Pages Including Cover Letter: _____

Special Instructions / Comments

Tom:
Check on the C&O for 69 Bell St.
Jim discussed the chain link fence at the
entrance of the building. Burns Fenix has scheduled
the installation for the end of next week.
They have already been paid up front for the
job, work ending on 11-20-98. Need to get
the tenant moved into the building.
Can we pick up the C&O and hand
deliver to them. Please call me.

Sincerely,
William Espinoza

Confidentiality Note

This message is intended only for the individual or entity to which it is addressed and may contain information that is confidential and exempt from disclosure under law. Any dissemination, distribution or copying of this communication is strictly prohibited by anyone who is not the intended recipient. If you have received this communication in error, please notify M. R. Brewer immediately by phone. Thank-you

91 Bell Street, Portland, ME 04104
 Phone: 207-797-7534 Fax: 207-797-0973



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: November 9, 1998

SUBJECT: Certificate of Occupancy
61 Bell Street (150-B-001)

A site visit on 11-6-98 was made to review the completion of the conditions of the site plan approval dated 7-31-98; my comments are:

1. Final landscaping has not been completed. This work shall be completed by May 30, 1999.
2. New chain link fence has not been installed and modifications to the existing gate have not been completed. Due to the steep slope abutting the rear and side edge of pavement in the rear of the building, the chain link fence should be installed prior to any type of occupancy.
3. New curb cut has not been completed.
4. Final paving and striping has not been completed. This work should be completed by May 30, 1999.
5. The street number has not been placed on the building.

It is my opinion that a **temporary Certificate of Occupancy could be issued** when items 2, 3 and 5 have been completed assuming Code Enforcement has no outstanding issues.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

8901

TO: Code Enforcement
FROM: Jim Wendel, Development Review Coordinator
DATE: November 11, 1998
RE: Request for Certificate of Occupancy
69 Bell Street (150 B001)

On November 11, 1998, a site visit was made to review the completion of the requirements of the site plan approval dated July 31, 1998. My comments are:

1. Final landscaping has not been completed. This work shall be completed by May 30, 1999.
2. The new chain link fence has not been installed and modifications to the existing gate have not been completed. Due to the steep slope abutting the rear and side edge of pavement in the rear of the building, the chain link fence should be installed ASAP for safety reasons.
3. Final paving and striping has not been completed. This work should be completed by May 30, 1999.
4. It was noticed that some of the base paving along the right side has not been completed; this may be due to the 6'-8' pines along the side property line. The pines were not shown on the site plan. The deletion of this paving will eliminate approximately three required parking spaces. Planning may require a revised site plan for approval with these parking spaces eliminated.

It is my opinion that a **temporary Certificate of Occupancy could be issued**, when the applicant submits a letter noting when the fence will be installed and assuming Code Enforcement has no outstanding issues.