

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED		Permit No. 01-1304	Issue Date: NOV 6 2001	CBL: 262 B037001
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Location of Construction: 178 Rand Rd	Owner Name: Holmes Peter	Owner Address: 12 Wildwood Ln	Phone:
Business Name: n/a	Contractor Name: Atlantic Coast Construction	Contractor Address: P.O. Box 10792 Portland	Phone: 2077619468
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: BASIC I-1

Past Use: COMMERCIAL Condominium (Sunrise business park)	Proposed Use: Change of Use / Tenant fit-up, 2-way radio repair shop & office.	Permit Fee: \$174.00	Cost of Work: \$25,000.00	CEO District: 3	C-20 contract zone
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/M Type: SB 10/22/01		

Proposed Project Description:
Change of Use to Tenant fit-up office & repair shop.

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 10/12/2001	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>10/26/01</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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

011304

All Purpose Building Permit Application

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

Location/Address of Construction: 178 RAND ROAD, UNIT #4

Total Square Footage of Proposed Structure 2993 SF. Square Footage of Lot N/A

Tax Assessor's Chart, Block & Lot
Chart# 262 Block# B Lot# 037 Owner: RCM Properties, LLC. Telephone: 207-797-7503

Lessee/Buyer's Name (If Applicable) RADIO COMMUNICATIONS MANAGEMENT, INC. Applicant name, address & telephone: _____ Cost Of Work: \$ 25,000⁰⁰ Fee: \$ 174.00

Current use: New building Condo (Sunrise business Park)
If the location is currently vacant, what was prior use: New building
Approximately how long has it been vacant: 1 yr.
Proposed use: 2-way RADIO Repair shop + office
Project description: Fitup (finish) office + Repair shop AREA INSIDE of existing structure (wall, partitions, etc.)

Contractor's name, address & telephone: ATLANTIC COAST CONTRACTORS
PO BOX 10792 PORTLAND 04104
Who should we contact when the permit is ready: DAVID BISSON xx call
Mailing address: PO Box 10792 Phone: 761-9468
PORTLAND, MAINE 04104

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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Signature of applicant: [Signature] Date: 10/12/01

This is not a permit, you may not commence ANY work until the permit is issued
10/15

**SCOPE OF WORK
RCM PROPERTIES, LLC
178 RAND ROAD, UNIT #4**

Project Description.....Erected partition walls with suspended ceiling and floor covering to provide office and radio repair shop in the unfinished space in Unit # 4 at 178 Rand Road.

Construction systems.....

Wall partitions.....Gypsum wallboard using metal studs. Wall between garage area and office/shop will extent to the existing Sheetrock ceiling. All other partitions will be approximately 8' high.

Ceiling.....Suspended acoustical ceiling with 2x2 grid to be installed over the office/shop area.

Flooring.....Vinyl tile and carpet will be used for floor covering in the office/shop area.

Fire & Security.....Smoke and heat detectors, where necessary, will be installed along with security devices. An outside 24-hr monitoring company will monitor these systems.

Radio tower.....A twenty-foot +or- radio tower will be erected next to and attached to the exterior of the building. The tower will consist of two ROHN25 tower sections, approximately 10 feet in length. The bottom section will be anchored to the ground with a 2' x 2' concrete pad and the 2nd section will be attached to the building with a building bracket. (Tower detail is included in this application packet).

Electrical Work.....The electrical work will consist of installing, outlets, lights and light switches for use in the office/shop area. The electrical service is already existing.

HVAC and Plumbing.....The heating and ventilating will consist of dropping lines from the existing heat ducts to the new suspended ceiling. The furnaces (2) are already existing in the building. No plumbing will be needed as the space already has an existing bathroom, which will be used.

Door & Windows.....Three (3) windows are to be installed in the exterior wall of the office/shop area. These windows will match the existing windows already install in the building. The door schedule is as follows:

Door # 1 – 2.6x6.8 metal door w/ window to view opposite side of door when opening. Electric lock set installed.

Door # 2 – 3.0x6.8 metal w/ window to view opposite side of door when opening door. Lock set to be installed

Door # 3 – 2.6x6.8 wood door with lock set

Door # 4 – 2.6x6.8 wood door with passage set.

Door # 5 - 2.6x6.8 wood door with passage set.

Door #6 - 3.0x6.8 wood door with lock set.

Door # 7 - 2.6x6.8 wood door with passage set

Door # 8 – 30" biford door.

Door # 9 - 30" biford door.

Inspection Services
Michael J. Nugent
Manager

Housing & Neighborhood Services
Mark B Adelson
Director



CITY OF PORTLAND

November 2, 2001

To: Dave Bisson/Atlantic Coast Construction

From: Mike Nugent/Manager of Inspection Services

Re: 178 Rand Rd. (262 B037)

Per our discussion, the minimum door sizes for the tenant fitup for the above property is 32" net clearance and the fire separation between the offices and the garage will be one hour with suitable door assemblies to preserve the rating. All construction will comply with all applicable laws and ordinances.

Application Number: 1-1304

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 178 Rand Rd

Approval Date: 10/25/2001

Given On Date: 10/25/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 10/25/2001

Date 2:

Conditions Section:

Separate permits shall be required for any new signage.

Create Date: 10/25/2001

By: mes

Update Date: 10/25/2001

By: mes

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Door # 7 - 2.6x6.8 wood door with passage set

Door # 8 – 30" bifold door.

Door # 9 - 30" biford door.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **Peter Holmes** of Portland, County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration paid by **RCM Properties, LLC**, whose mailing address is 46 Gray Road, Falmouth, Maine 04105, receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **RCM Properties, LLC**, its successors and assigns forever,

One unit known and designated as Unit 4 in Building B in Sunrise Business Park, located in the City of Portland, County of Cumberland and State of Maine, as shown on the Site Plan and Typical Diagrammatic Unit Plans at Sunrise Business Park prepared for Peter Holmes and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Pages 299 and 301, inclusive, and specific reference is made to the Declaration of Condominium of Sunrise Business Park Condominiums, a Condominium under the Unit Ownership Act of the Revised Statutes of the State of Maine, as amended, Title 33, Section 1601-101, et seq., which Declaration is dated July 11, 2000 and recorded in said Registry of Deeds in Book 15590, Page 247, as amended, to which reference is hereby made and the same together with all amendments thereto are incorporated by reference herein (hereinafter called the "Declaration").

Each unit is conveyed together with:

- 1) an undivided 18.75% interest in the common areas and facilities of the condominium described in the Declaration attributable to each unit as stated in Appendix II of the Declaration;
- 2) an exclusive right to use the limited common areas appurtenant to each unit as specified in the Declaration, and shown on said Condominium Site Plan and Diagrammatic Unit Plans;
- 3) an easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, sewer, water and other public utility lines, driveway and recreation areas, and other common areas and open space, and facilities located in any of the other units or elsewhere on the property and serving each unit;
- 4) all rights and easements in common with other units owners as described in the Declaration, including the description of property attached as Appendix I to the Declaration;

- 5) all fixtures of any kind now placed in or on said unit.

Said units are conveyed SUBJECT to:

- a) all easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration, including, but not limited to, those contained in the description of the property attached;
- b) an easement in favor of the other units to use the pipes, wires, ducts, flues, cables, conduits, sewers, water lines and other public utility lines, driveway and recreation areas, and other common areas, open space and facilities located in the unit or elsewhere on the property and serving such other units;
- c) exclusive rights in favor of the owner of any unit to use the limited common areas appurtenant to such unit;
- d) the provisions of the Declaration and appendices thereto, by-laws and floor plans of Sunrise Business Park Condominiums Association recorded and filed simultaneously with and as part of the Declaration, as the same may be amended or modified from time to time by instrument recorded or filed in the Cumberland County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, his family, servants and visitors, as if those provisions were recited and stipulated at length herein.

Being a portion of the premises conveyed to Peter Holmes by Bernice F. McLain by deed dated December 30, 1996 and recorded in Cumberland County Registry of Deeds in Book 12895, Page 232.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Radio Communication Management, Inc., its successors and assigns, to its and their use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Peter Holmes has hereunto set his hand and seal this _____ day of the month of October, 2001.

SIGNED, SEALED and DELIVERED
in presence of:

[Signature]

[Signature]
Peter Holmes

STATE OF MAINE
Cumberland, ss.

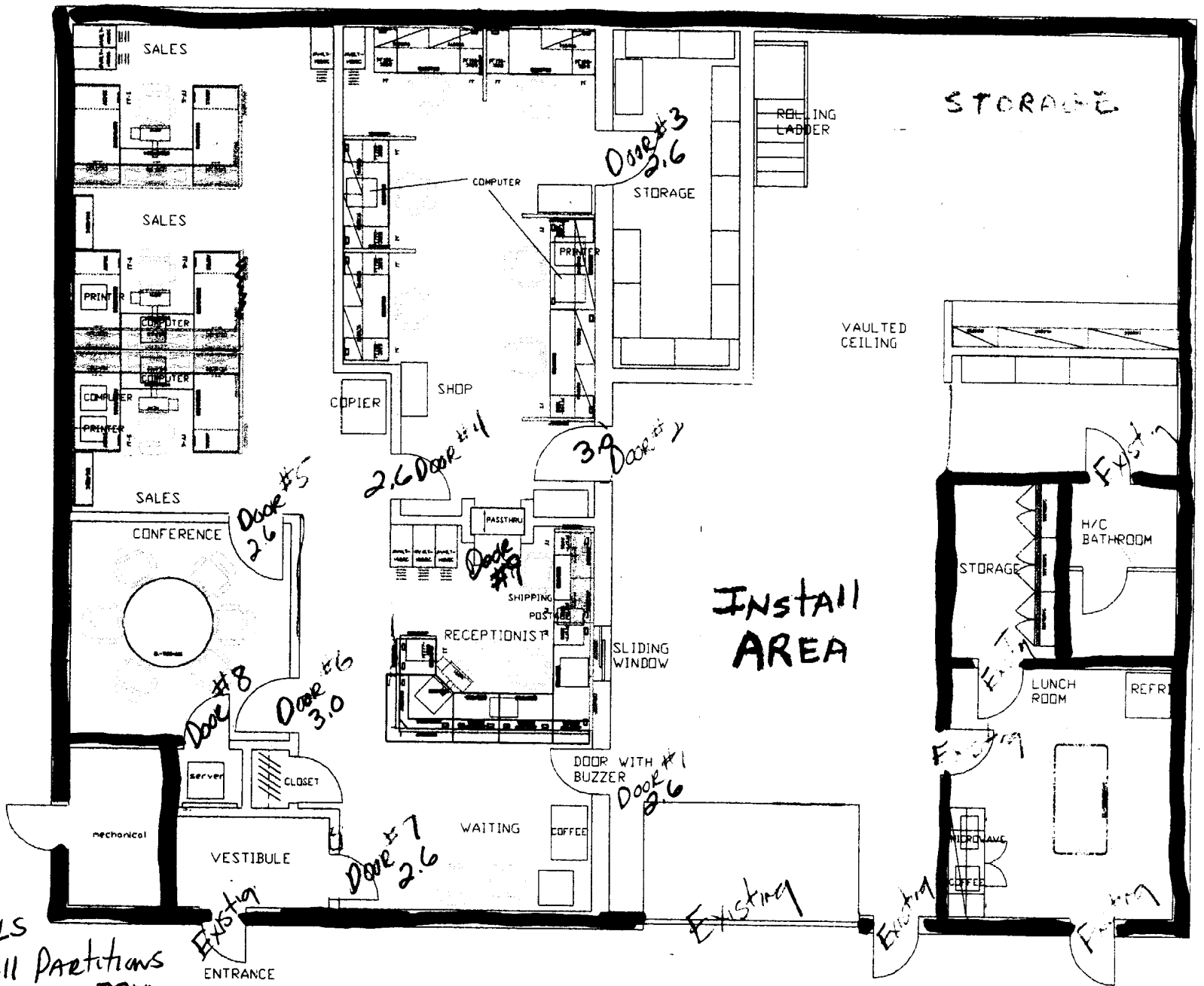
October 9, 2001

Personally appeared the above named Peter Holmes, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public AT. at. law
Print Name Richard H. Spencer Jr
Commission Expires _____

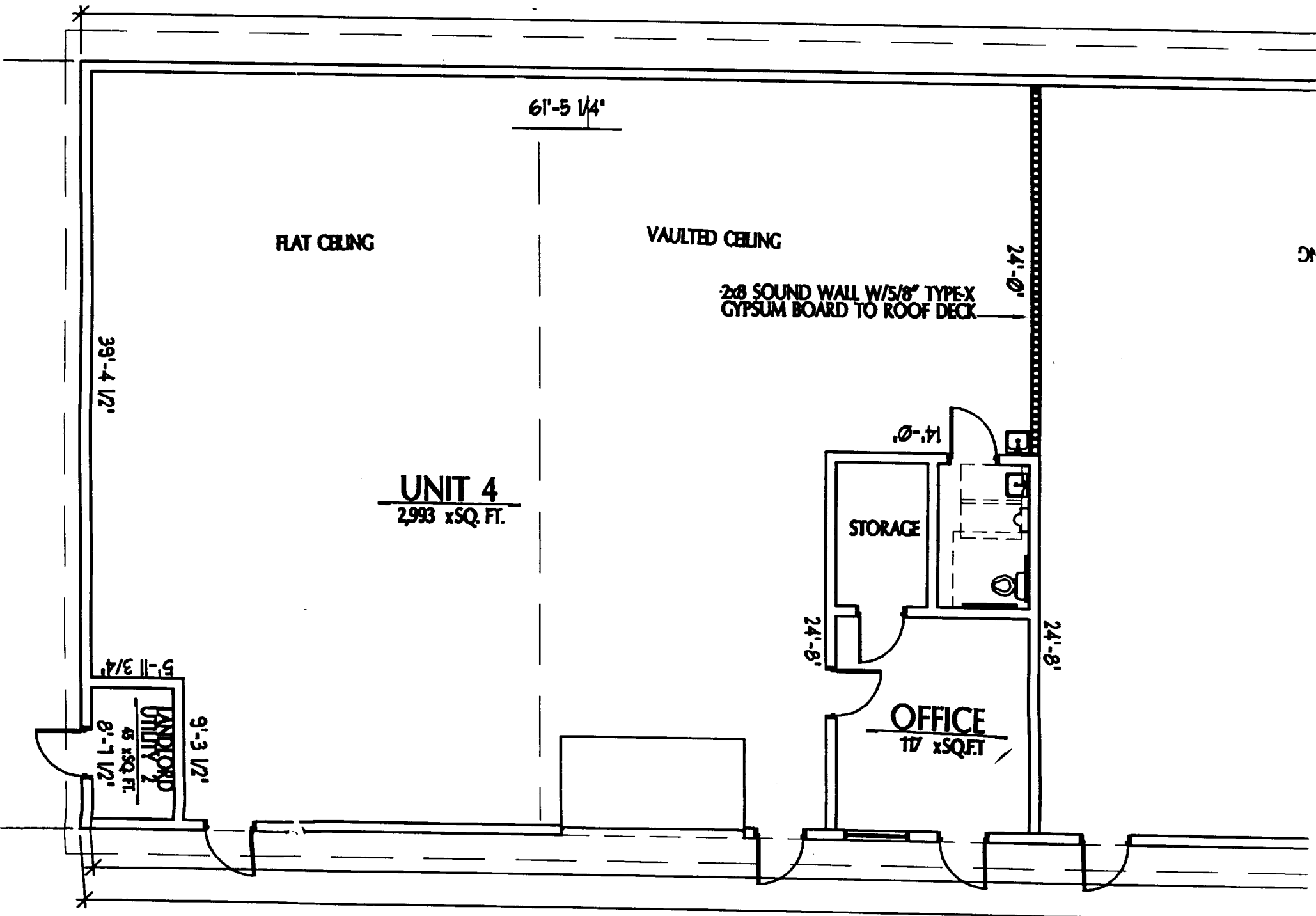
Affix Notarial Seal Here



Existing WALLS
NEW WALL Partitions

RCM
PORTLAND, MAINE PROPOSED NEW OFFICE SPACE
OPTION #1

SCALE: 1/8" = 1'-0"
DATE: 9-13-01



FLAT CEILING

VAULTED CEILING

2x8 SOUND WALL W/5/8" TYPE-X GYPSUM BOARD TO ROOF DECK

UNIT 4
2993 xSQ. FT.

STORAGE

OFFICE
17 xSQ.FT.

39'-4 1/2"

61'-5 1/4"

24'-0"

5'-11 3/4"

8'-1 1/2"

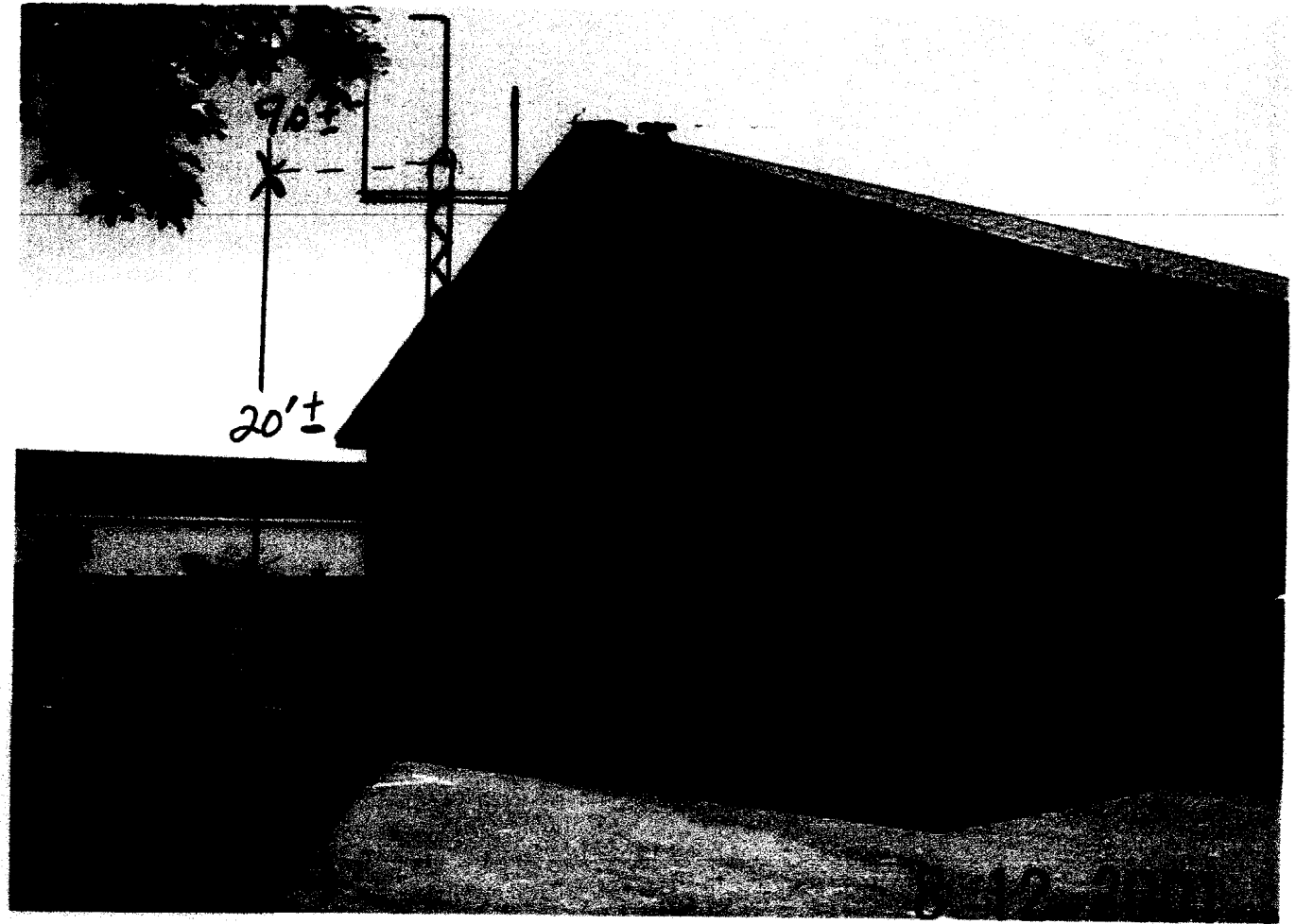
9'-3 1/2"

24'-8"

24'-8"

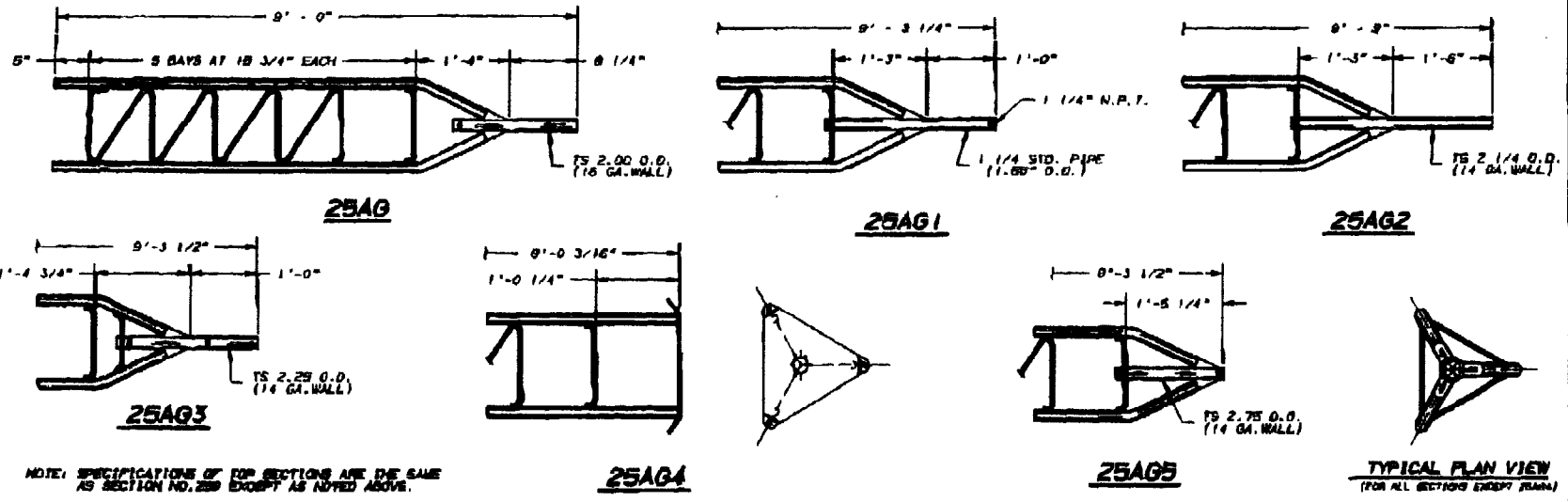
Existing Unit space

1/8" = 1'-0"

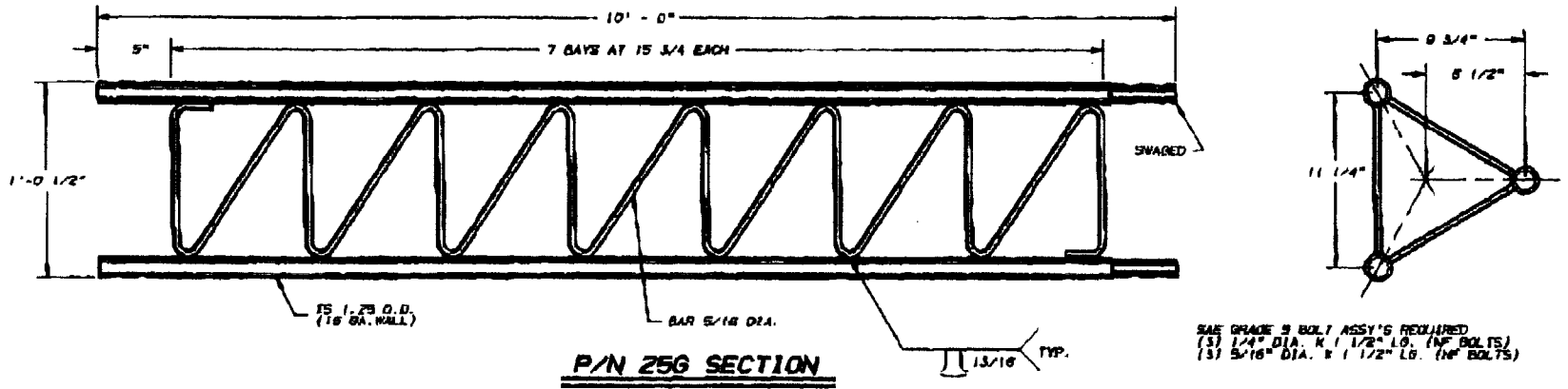


UNIT #4 SUNRISE BUSINESS PARK
178 RAND ROAD, PORTLAND

25G-11



NOTE: SPECIFICATIONS OF TOP SECTIONS ARE THE SAME AS SECTION NO. 25B EXCEPT AS NOTED ABOVE.



P/N 25G SECTION

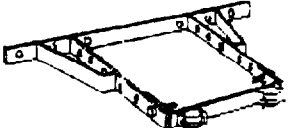

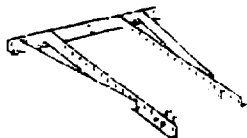

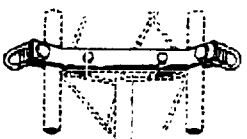
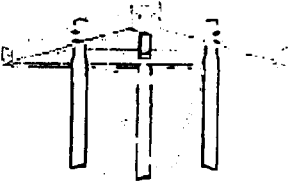


SEC. NO.	25G TOWER SECTION PROPERTIES		
ITEM	LEGS	BRACES	SECTION
SIZE	TS 1.25 O.D. (16 GA. WALL)	BAR 5/16 DIA.	N/A
F _y	50.0	36.0	N/A
A	0.2420	0.0770	0.728
S	0.0882	0.0030	2.15
I	0.0428	0.00047	19.3
r	0.4188	0.0781	4.59
L	19.7800	19.7	VARIES
N	1.0	0.70	1.0
NL/r	37.5	187.6	VARIES
C	6.43	0.88	N/A
T	6.28	N/A	N/A
M	N/A	N/A	6.70
W	0.82	0.261	4.0
W _s	26.0	14.0	40.0

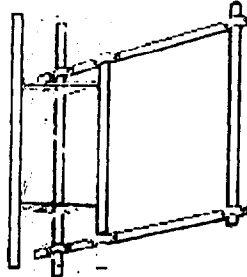

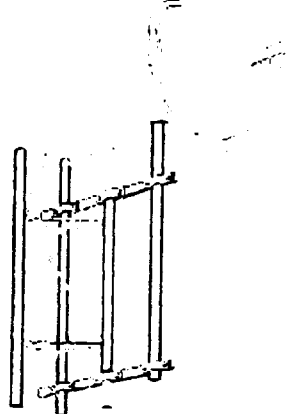
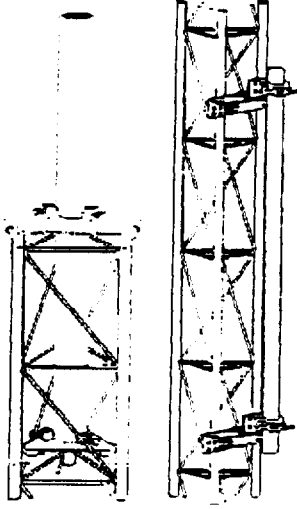
NOMENCLATURE

- A = CROSS SECTIONAL AREA (SQUARE INCHES)
- C = COMPRESSION CAPACITY WITH 1/3 INCREASE IN ALLOWABLE STRESS (KIPS)
- I = MOMENT OF INERTIA ABOUT CENTROIDAL AXIS (INCHES⁴)
- F_y = MINIMUM YIELD STRENGTH (KSI)
- N = EFFECTIVE LENGTH FACTOR (DIMENSIONLESS)
- L = UNBRACED LENGTH (INCHES)
- M = MOMENT CAPACITY WITH 1/3 INCREASE IN ALLOWABLE STRESS (FT.-KIPS)
- N/A = NOT APPLICABLE
- S = ELASTIC SECTION MODULUS (INCHES³)
- T = TENSION CAPACITY WITH 1/3 INCREASE IN ALLOWABLE STRESS (KIPS)
- r = RADIUS OF GYRATION (INCHES)
- W = WEIGHT PER FOOT (POUNDS)
- W_s = WEIGHT PER SECTION (POUNDS)

NOTE: CAPACITIES SHOWN ARE BASED ON ANSI/AIA-228-G-1991.

NO. 25G SECTION ASSEMBLY (5) 1/4" DIA. X 1 1/2" LG. (NF BOLTS) (5) 5/16" DIA. X 1 1/2" LG. (NF BOLTS)		DATE: 2/18/99 DRAWN BY: WOL CHECKED BY: RAN APP. ENG.: AE	DATE: 2/24/99 DATE: 2/25/99 DATE: 2/25/99
THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR BRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.			ROHN
25G SECTION ASSEMBLY			DRAWING NO. CA30625 R9

	<p>Adjustable House Bracket HB25AGO-15" HB25BGO-24" (not shown) HB25CGO-36" (not shown)</p>
	<p>Heavy Duty Universal House Bracket HBUTVRO Adjustable to position tower from 18" to 36" from wall.</p>
	<p>Universal House Bracket HBU Adjustable to position tower from 6" to 30" from wall.</p>
	<p>Universal Eave Bracket EB2525G Hinged connection allows lower leg clamps to remain perpendicular to ground while bolt-down supports rotate to lay flat along pitched roof or eave.</p>
	<p>Guy Bracket GA25GD Mounts to any tower at any horizontal brace. Torque Bars TB25D (not shown) Optional, for use with GA25GD</p>
	<p>Torque Arm Stabilizer Assembly TA25 Anti-twist device located in the area of antennas. Provides six-way guying. Bolts to tower at any section joint. Attached with joint bolts. Must be installed as sections are joined together.</p>
	<p>Safety Ring SR245 Snaps into place at any level. No bolts required.</p>
	<p>Work Platform WP25G Snaps into place at any level. No bolts required.</p>

	<p>Side Arm Bracket SA253UA Provides 3' stand-off from tower. Distance from top to bottom bracket adjustable depending on length of antenna mounting tube. Mounting tube provide is 3' long, 2-1/4" O.D.</p>
	<p>Side Arm Mount UHF25G For UHF & FM antennas, fastens with saddle clamps (shown in SA253UA drawing above).</p>
	<p>DBS Antenna Support KY2068A16 1.66" O.D. mounting tube KY2068A15 1.5" O.D. mounting tube KY2068A2 2" STD/2-3/8" O.D. mounting pipe Above assemblies are hot dip galvanized. Antenna Support Assembly includes support brackets, clamps, and mounting pipe. Below assemblies are pregalvanized. DDM166 1.66" O.D. mounting pipe DDM150 1.5" O.D. mounting pipe DDM238 2" STD/2-3/8" O.D. mounting pipe</p>
	<p>(Left) Top Dish Mount 25TDMKD Top plate includes built in guy lugs. Bolts to swaged top of standard section. Lower plate connects with U-bolts. Set screws secure mounting pipe. (See drawing CBS0314R1) for most sizes and assembly.) (Right) Face Dish Mount DM25G2 Mounting pipe included is 5' long, 2" STD.</p>



Radio Communications Management, Inc.

Profile

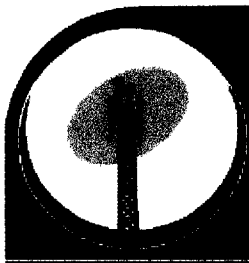
Radio Communications Management, Inc. was founded in 1983 for the purpose of providing two-way radio sales and service to the Southern Maine area. The majority of our clients are service-oriented businesses and public safety agencies. We also serve a number of public utility companies as well.

We are a full service two-way radio company offering products manufactured by Kenwood, Zetron, M/A-Comm and many others. We are a factory authorized service center and perform routine service at our facility located on Gray Road in Falmouth. We also offer installation services for the products we sell. These installations can be performed at our location or, in most cases, at the customer's location or job site.

Our vast repeater networks provides two-way radio coverage throughout Southern Maine for businesses looking for an alternative to the expense of cellular. These networks range from basic UHF shared repeaters to private (trunked) VHF systems. Hundreds of Maine businesses currently use these systems.

In recent years, co-owners Bill Farley and Jay Gillis have taken the company into the mobile data field for public safety. Several data systems have been installed with much success thus bringing this new technology to Southern Maine public safety organizations. Other recent projects include automatic vehicle location (AVL) systems and two-way text messaging via mobile radios.

For further information regarding Radio Communications Management, Inc., please feel free to contact either Bill Farley or Jay Gillis @ 797-7503.



Radio Communications Management

Radio Communications Management

Radio Communications Management, Inc. was founded in 1983 to provide two-way radio sales and service for southern Maine's business and municipalities. Since then we have grown to become one of New England's largest two-way radio companies.

Two-way radio sales, service, and installation
 Mobiles, portables, and base stations
 Private two-way mobile radio systems
 Complete system design and integration services
 Factory authorized service center
 Complete line of public safety radios
 Consulting services
 Maine-owned and operated
 Two convenient locations

Sales & Service

You'll find our sales staff friendly, courteous, and professional with a broad knowledge of the various communications systems available today. Our service department has over 100 years of combined experience in communications maintenance, engineering, and system design.

Repeater Systems

We currently own and operate more than 70 repeater systems around Maine. These systems provide hundreds of businesses with the vital communications they need to compete in today's business environment.