

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 142 Sand Road		Owner: Peter Holmes		Phone: (207) 885-5973 (207) 878-2121		Permit No: 991032	
Owner Address: 401 Warren Ave. Portland, ME 04103		Lessee/Buyer's Name: Lynox Cleaning Systems		Phone: 945-3898		Business Name: Lynox Cleaning Systems	
Contractor Name: Sunrise Home Inc.		Address: 211 Holm Ave. Portland		Phone:		Permit Issued: ISSUED SEP 23 1999	
Past Use: Vacant		Proposed Use: Distribution Center Warehouse		COST OF WORK: \$ 500.00		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Interior painting & lighting. To be used as a cleaning equipment distributors warehouse.		Signature: <i>[Signature]</i>		Signature:		Zone: CBL CBL: PORTLAND	
Permit Taken By: UB		Date Applied For: 9-14-99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Imm <input type="checkbox"/>	
				Signature:		Date:	

- 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.

***Send To: Lisa Lynch
Lynox Cleaning Systems
1594 Hammond Street
Bangor, Maine 04401

**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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: **9-15-99** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied
 Date: _____

CEO DISTRICT **3**
 UB

BUILDING PERMIT REPORT

DATE: 28 Sept. 99 ADDRESS: 142 Rand Rd CB#: 262-B-03Z

REASON FOR PERMIT: Water renovation

BUILDING OWNER: Peter Homes

PERMIT APPLICANT: Contractor Sunrise Home Inc.

USE GROUP S1 CONSTRUCTION TYPE BF

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *23²⁰ *28 *29 *33 *35
*36
Approved with the following conditions: _____

*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) **ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**

3. 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. Section 1813.5.2 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)

4. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
5. Precaution must be taken to protect concrete from freezing. Section 1908.0.
6. 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.
7. 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)

8. 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). Chapter 12 & NFPA 211
9. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.

10. 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 42", 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 3'4" 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) - Handrails shall be on both sides of stairway. (Section 1014.7)

11. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
12. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)

13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
14. 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 not more than 44 inches (118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

THIS IS NOT A PERMIT UNTIL THE DATE IS PRINTED

Permit Fax Note	7871	Date	7/13/99
City/Dept.	USA	From	Msgr. Schueler
Phone #		Co.	
Fax #	942-0699	Phone #	874-8695
		Fax #	

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

NOTE: If you or the property owner owns 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):		Square Footage of Work:	
147- RAIN RD		70,951 Sq. Ft.	
Total Square Footage of Proposed Structure:		Square Footage of Work:	
29,470		70,951 Sq. Ft.	
Tax Assessor's Chart, Block & Lot Number:	Owner:	Telephone#:	
Chart # 202 Block # B Lot # 37,39	Peter Holmes	878-2121	
Owner's Address:	Assessor/Buyer's Name (If Applicable):	Cost Of Work:	Fee:
401 Warren Ave. Portland, ME 04103	Lynex Cleaning Systems 15194 HAMMOND ST Bangor ME	\$ 500.	\$ 30
Proposed Project Description (Please be as specific as possible):	Distributors Warehouse. Interior Proposed Cleaning Equipment		
We will be leaving the space as is except Painting and Lighting.			
Contractor's Name, Address & Telephone:		Rec'd By: UB	
SUNVISTE HOME INC. 211 Holm Ave. Portland			
Current Use:	Proposed Use:		
Empty - NEED VACANT	Distribution Center	Lackman	

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-A-11. All plumbing must be conducted in compliance with the State of Maine "Plum-Reg Code."

All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-A-11. HVAC/Heating, Ventilation and Air Conditioning) Installation must comply with the 1993 BOCA Mechanical Code as amended by Section 6-A-11.

- You must include the following with you 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

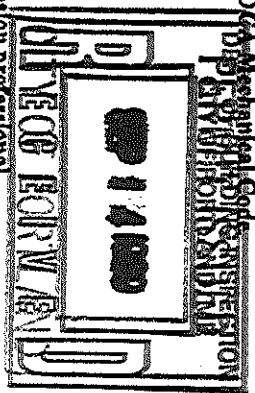
- Unless exempted by State Law, construction documents must be designed by a registered design professional. A complete set of construction drawings showing all of the following elements of construction:
- Cross Sections w/Framing details (including porches, decks w/railings, and accessory structures)
 - 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.

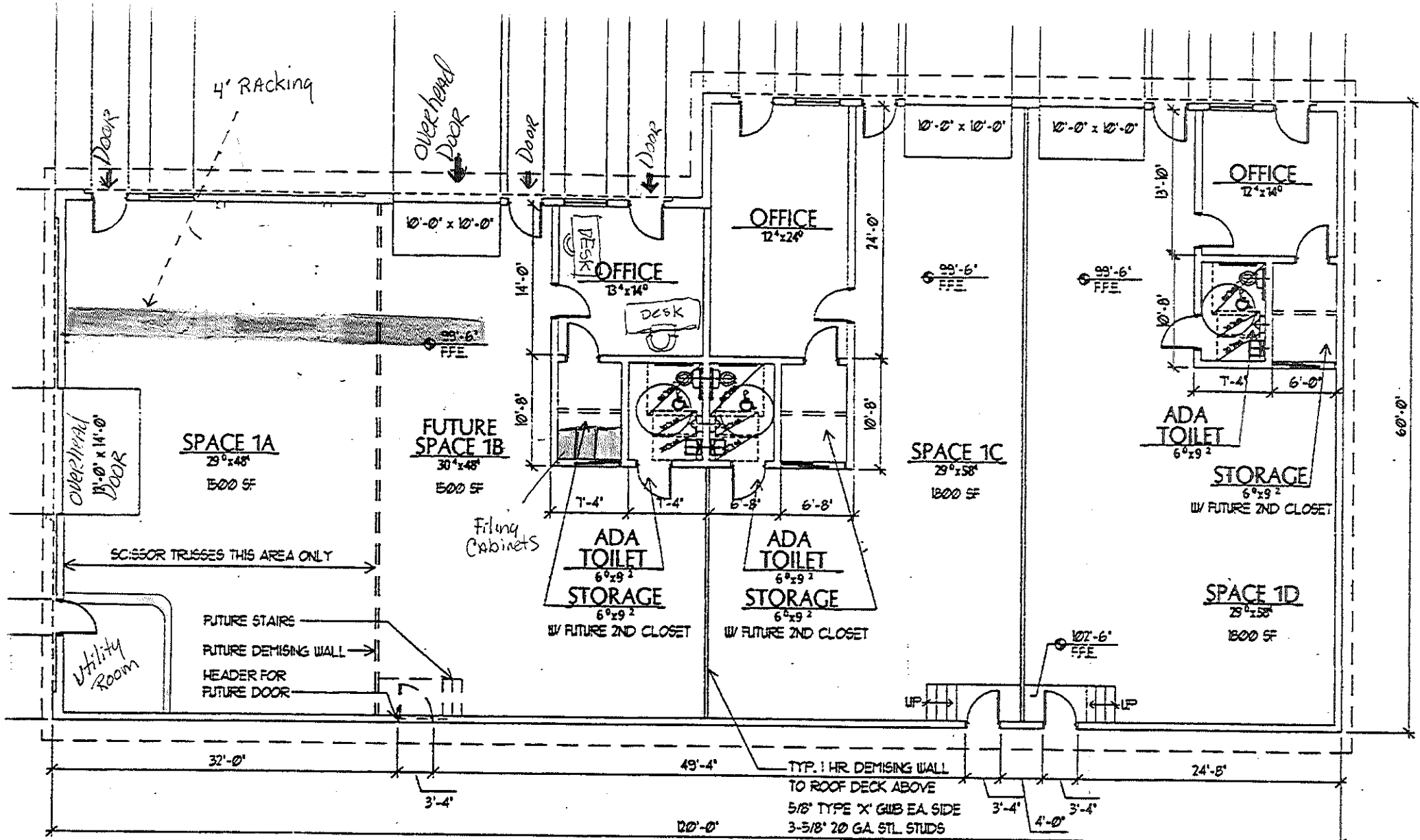
Certification

I hereby certify that I am the Owner of record of the above property, or that the proposed work is authorized by the owner of record and that I, as the owner, 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: Dem Royal Date: 8-31-99

Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter. Additional Site review and related fees are attached on a separate addendum

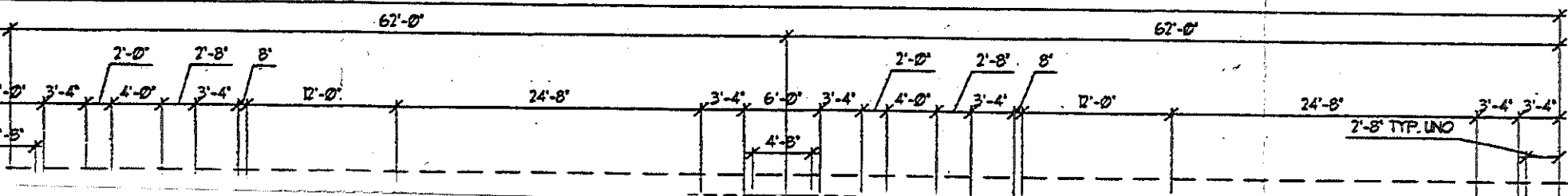




TYP. 1 HR. DEMISING WALL
TO ROOF DECK ABOVE
5/8" TYPE 'X' GIBS EA. SIDE
3-5/8" 20 GA. STL. STUDS
Ø16" O.C. w/ BLACK IRON
BRACING Ø 48" O.C. VERT.

FLOOR PLAN - BUILDING 'A'

0 8'
AREA: 6,600 SQ. FT.



ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 5/5/99
 Permit # 04738
 CBL# 2628-037

SITE LOCATION: 178 Grand Rd

OWNER Peter Holmes TENANT _____

				TOTAL EACH FEE					
OUTLETS	Receptacles	25	Switches	6	Smoke Detectors	2	28	.20	5.60
FIXTURES	Incandescent		fluorescent		Strips	8	8	.20	1.60
SERVICES	Overhead		Underground		TTL AMPS	<800		15.00	
	Overhead		Underground			>800		25.00	
Temporary Service	Overhead		Underground		TTL AMPS			25.00	
METERS	(number of)							25.00	
MOTORS	(number of)							1.00	
RESID/COM	Electric units				Exterior			5.00	
HEATING	oil/gas units		Interior		Wall Ovens			2.00	
APPLIANCES	Ranges		Cook Tops		Fans	2	3	2.00	6.00
	Insta-Hot		Water heaters		Dishwasher		1	2.00	2.00
	Dryers		Disposals		Washing Machine			2.00	
	Compactors		Spa					2.00	
MISC. (number of)	Others (denote)				Pools			3.00	
	Air Cond/win				Thermostat			10.00	
	Air Cond/cent		EMS					5.00	
	HVAC							10.00	
	Signs							5.00	
	Alarms/res							15.00	
	Alarms/com							2.00	
	Heavy Duty(CRKT)							25.00	
	Circus/Carrv							5.00	
	Alterations							15.00	
	Fire Repairs							1.00	
	E Lights	1						20.00	1.00
	E Generators								
PANELS	Service		Remote		Main			4.00	
TRANSFORMER	0-25 Kva							5.00	
	25-200 Kva							8.00	
	Over 200 Kva							10.00	
INSPECTION:	MINIMUM FEE/COMMERCIAL 35.00	<input checked="" type="checkbox"/>	or will call		TOTAL AMOUNT DUE			25.00	35.00

CONTRACTORS NAME David E. Collins MASTER LIC. # 04732
 ADDRESS 576 Bridg St, Dept. 24020 LIMITED LIC. # _____
 TELEPHONE 854-5805
 SIGNATURE OF CONTRACTOR David Collins

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

19980017

I. D. Number

3/4/98

Application Date

Rand Rd/Warehouses

Project Name/Description

Applicant

401 Warren Ave, Portland, ME 04103

Applicant's Mailing Address

Port City/Mark Singleman

Consultant/Agent

761-9000

761-2010

Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site

262-B-037+

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- Office Retail Manufacturing Warehouse/Distribution Building Addition Parking Lot Change Of Use Residential

16,560 Sq Ft

\$6000 +

contract zone approv

Proposed Building square feet or # of Units

Acreege 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 (ZB/A/P/B) Zoning Variance Other _____

Fees Paid: Site Plan

\$300.00

Subdivision

Engineer Review

Date: 3/4/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions see attached Denied

Approval Date 6/11/98

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

Performance Guarantee Accepted

amount

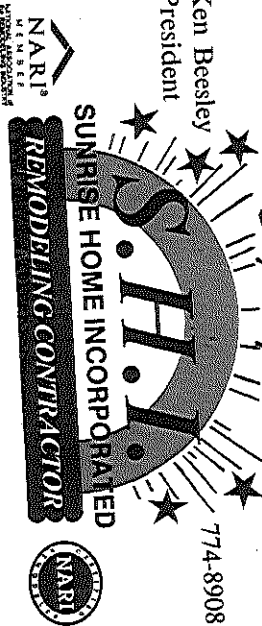
expiration date

Complete Remodeling Services

831-9478

Ken Beesley
President

774-8908



Conditions (See Attached)

remaining balance

signature

date

signature

date

signature

date

signature

submitted date

amount

expiration date

Certificate Of Occupancy

Performance Guarantee Released

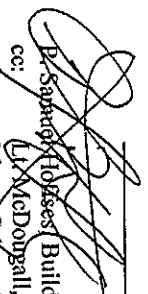
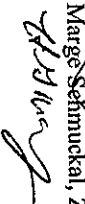
Defect Guarantee Submitted

Defect Guarantee Released

- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 25. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- 28. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements.
- 33. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996)

This permit is being issued with the understanding that before a Certificate of Occupancy can be issued all site requirements must be completed,

Fire Resistance Rating requirements for Fire Separation assemblies between Areas,


 B. Sarah Tolson, Building Inspector
 cc: L.A. McDougall, PFD
 Marge Schmuckal, Zoning Administrator


PSH 7/24/99
 **On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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

19970104
I. D. Number

Mr Holmes

Applicant

11/20/97

Application Date

401 Warren Ave, Portland, ME 04103

Rand Rd

Project Name/Description

Applicant's Mailing Address

Rand Rd, Sunrise Industrial Park
Address of Proposed Site

Consultant/Agent
878-2121

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

33,000 sq. ft.

1.5 acres

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 (ZBAV/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivisio _____ Engineer Review _____ Date 11/20/97

Planning Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer sarah

Approval Date 4/14/98 Approval Expiration _____ Extension to 6/4/98 Additional Sheets Attached

OK to Issue Building Permi sarah signature date 6/4/98

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	6/4/98	date	\$39,000.00	amount	_____	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	6/4/98	date	\$600.00	amount	_____	_____
<input type="checkbox"/> Building Permit Issue	_____	date	_____	amount	_____	_____
<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	_____	signature	_____	_____
<input type="checkbox"/> Performance Guarantee Released	_____	date	_____	signature	_____	_____
<input type="checkbox"/> Defect Guarantee Submitted	_____	date	_____	signature	_____	_____
<input type="checkbox"/> Defect Guarantee Released	_____	date	_____	amount	_____	expiration date

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

19970704
I. D. Number

Tr Holmes

Applicant

401 Warren Ave, Portland, ME 04103
Applicant's Mailing Address

11/20/97

Application Date
Rand Rd

Consultant/Agent

878-2121

Rand Rd, Sunrise Industrial Park
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Building Addition
 Change Of Use
 Residential
 Parking Lot
 Other (specify)
 33,000 sq. ft.
 1.5 acres
 Proposed Building square Feet or # of Units
 Acreage of Site
 Zoning

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Revie _____ Date: 11/20/97

DRC Approval Status:

- Approved
 - Approved w/Conditions see attache
 - Denied

Approval Date 4/14/98 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance Jim w signature 6/4/98 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 6/4/98 date \$39,000.00 amount expiration date _____
 Inspection Fee Paid 6/4/98 date \$500.00 amount expiration date _____
 Building Permit _____ date _____

Performance Guarantee Reduced

Temporary Certificate Of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

remaining balance _____ signature _____
 Conditions (See Attached) _____
 date _____ signature _____
 date _____ signature _____
 submitted date _____ amount _____ expiration date _____
 date _____ signature _____

February 26, 1998

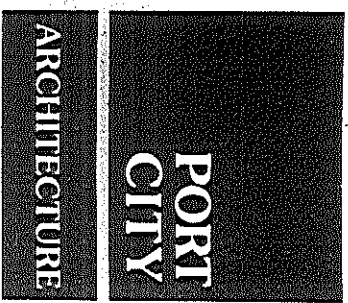
Mr. Joseph Gray
Director of Planning
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Site Plan Review
Sunrise Business Park
Rand Road
Portland, ME

Dear Mr. Gray,

Peter Holmes, of 401 Warren Ave., is seeking to construct a two-building facility with a total of 16,650 SF. The estimated cost is \$400,000.00. Mr. Holmes was previously approved by the Planning Board and City Council for a contract zone change. The following is a summation of the modifications to the property that Mr. Holmes is proposing for this project:

- 1) The proposed use is for incubator office/warehouse space from 1500 to 4000 SF.
- 2) The total land area of the site is 65,817 SF or 1.5 acres. The total floor area is 16,560 SF. The FAR is .25 and the impervious surface ratio is 59.6%.
- 3) The existing property has a single 40' Portland Water District easement. We have preliminary approval to offset this easement 15'0". We should have final approval in writing by the time of the public hearing.
- 4) The solid waste generated is primarily cardboard, paper, & office waste totaling \pm 12 cu. yds. weekly.
- 5) Off site water and sewer exist on Webb Street and the sewer is stubbed up for this project. Propane gas will be delivered to a holding tank and distributed to each unit from the rear. No street opening will be required for this project. The site circulation is designed to accommodate cars, vans, UPS trucks and an occasional semi tractor-trailer. New pylon signage is proposed per plan. The applicant has previously submitted a request for sidewalk and curb waivers. See Attachment #3
- 6) Surface drainage patterns will be marginally altered by the project. Catch basins exist in the NE & NW corners of the property and a stormwater detention basin is proposed for the NW side along Rand Road. Drainage from the buildings and parking sheet flow unimpeded across the parking and drives to a proposed detention swale which directs the flow to the existing drainage course. A stormwater analysis report is included which reviews the proposed design. See Attachment #4.



71 Federal Street • Portland, Maine 04101

207-761-9000 FAX 761-2010

Rand Rd / Service

- 7) New 6' cedar stockade fence will run along the residential edge of the property, terminating at Building Two.
- 8) Fast-growing white pines, junipers, viburnum and red maples will enhance the project's entry points as well as providing increased screening from the residential neighbors.
- 9) Construction is estimated to start 04-01-98 with completion estimated 07-11-98. Sequencing will be foundation, block walls, pre-engineered wood trusses, roofing, siding, concrete floor slab, and interior finishes.
- 10) The construction of this project will be financed by People's Heritage Bank Corp. See Attachment #1.
- 11) Copy of Deed. See Attachment # 2.
- 12) There are no known unusual natural areas, wildlife habitats, or archeological sites on or near the project site.
- 13) Final CADD.dxf files to follow upon approval.

We look forward to the results of your project review and completion of a successful project.

Sincerely,

Port City Architecture, PA



Mark Sengelmann, N.C.A.R.B.

MS/gh

- Encl.: #1) Bank Statement
#2) Copy of Deed
#3) Request for sidewalk and granite curb waiver
#4) Storm water Analysis Report

cc: Peter Holmes

Peoples Heritage Bank

One Federal Square
P.O. Box 9640
Portland, ME 04112-9340

400.482.3956
Tel: 801.761.5500

ATTACHMENT # 1

March 2, 1998



Port City Architecture PA
Attn: Mark Sengelmann
71 Federal Street
Portland, ME 04101

RE: Peter Holmes / Rand Road Project

Dear Mr. Sengelmann:

Peter Holmes is currently a valued customer of Peoples Heritage Bank. We have reviewed the proposed project on Rand Road in Portland, Maine, and we are prepared to proceed with completion of the underwriting process once all approvals have been obtained.

Please do not hesitate to call me at 761-8604 should you have any questions.

Yours truly,

Richard A. Blake
Group Vice President

RAB:mam

008777

ATTACHMENT #2

SHORT FORM WARRANTY DEED

Bernice F. McLain of RR3, Box 1224, Bagley Mountain Road, Lincoln, Maine 04457-9514, FOR CONSIDERATION PAID, grants to Peter Holmes of 12 Wildwood Lane, Scarborough, Maine 04074, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land located on the south east side of Rand Road in the City of Portland, County of Cumberland and state of Maine and bounded and described as follows.

Beginning at a 5/8 inch rebar set on the southeast bounds of Rand Road at the northwest corner of land of Robinson described in deed Book 4855, Page 58 and also being 365 feet + from the northeast bounds of the rail road right of way along the south east bounds of Rand Road; thence

South 47° 01' 26" East one hundred sixty two and forty one hundredths (162.41) feet along land of Robinson and DeFilippo to a 5/8 inch rebar set with cap on the north east corner of other land of grantor; thence

South 42° 58' 34" West ninety nine and zero hundredths (99.00) feet along other land of grantors to a 5/8 inch rebar set with cap; thence

South 47° 01' 26" East seventy nine and seveny eight hundredths (79.78) feet along other land of grantors to a 5/8 inch rebar set on the northwest boundary of land of Williams Temple Church of God; thence

South 42° 58' 34" West two hundred eighty two and forty hundredths (282.40) feet along land of Williams Temple Church of God and C.M.P. Land Management to a 5/8 inch rebar set on the north east bounds of Portland Terminal Company; thence

North 39° 50' 26" West eighty and forty one hundredths (80.41) feet along Portland Terminal Company to a two inch hollow pipe found; thence

North 42° 58' 34" East thirty and zero hundredths (30.00) feet along land of State of Maine to a 5/8 inch rebar set; thence

North 39° 50' 26" West one hundred and forty three hundredths (100.43) feet along land of State of Maine to a 5/8 inch rebar set with cap on the South east bounds of Rand Road; thence

North 32° 10' 05" East three hundred thirty four and seveny three hundredths (334.73) feet along the south east bounds of Rand Road to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Thomas O. McLain, Sr. and Bernice F. McLain by deed of Harold W. Foster and Edna M. Foster dated September 12, 1957 and recorded in the Cumberland County Registry of Deeds in Book 2373, Page 167

Attachment # 3
December 22, 1997

Joseph Gray
Portland Planning Board
387 Congress Street
Portland, Maine 04101

RE: Curb & Sidewalk Waiver Application
Sunrise Business Park
Rand Road
Portland, Maine

Dear Mr. Gray,

My client, Peter Holmes, developer of the aforementioned project is seeking a waiver from the site plan ordinances which require granite curb & concrete sidewalk. The purpose of Mr. Holmes project will be wholesale/service usage for small startup businesses. Site access will be vehicular in nature with a 50' turning radius designed to accommodate semi trailer trucks.

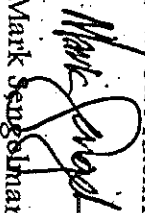
Mr. Holmes is seeking to reuse the existing \pm 6" bituminous curb which is generally in excellent shape. (see enclosed photo) This curb currently handles existing runoff along Rand Road and is integrated with two (2) catch basins. Any existing curb which is damaged will be repaired. Further the four (4) radius corners at the proposed vehicular entry exit ways will be constructed of 6" exposure radius granite curbing. (see attached sketch) Mr. Holmes feels that this is an equitable solution for both parties.

Mr. Holmes' request to eliminate the 4' concrete sidewalk is a matter of practicality. As you know Rand Road services the Pine Tree Industrial Park. Emory Waterhouse, located directly across the street, is one of the largest trucking warehouses in the state. To the best of our knowledge walkup retail and/or residential uses do not exist in the area serviced by a sidewalk along Mr. Holmes' property. The Fore River Estuary Trail is not accessible from Rand Road. The trail head is located at the foot of Rowe Avenue, two (2) blocks South. The applicant believes that a 400' sidewalk which has extremely limited usage potential would be an unnecessary burden.

We look forward to your response.

Thank you for your consideration

Sincerely,
PORT CITY ARCHITECTURE, PA


Mark Seigslmann, NCARB

MS/js

Encl: Project Entrance Plan & Existing Condition Photos

71 Federal Street • Portland, Maine 04101

207-761-9000

FAX 761-2010

PORT
CITY

ARCHITECTURE

SUNRISE BROOKSTREAM PARK - RAND ROAD 2/18/98

PRE-1

Area = 17,300 sq ft, 0.4 ac

 $\Delta H = 5.4'$ $L = 215'$ $S = 2.5\%$ $T_c = 16 \text{ min.}$ $i_{1/2} = 1.9 \text{ "/hr.}$ $i_{10} = 2.9 \text{ "/hr.}$ $i_{25} = 3.5 \text{ "/hr.}$ $C = 0.3$ (unimproved area) $Q_2 = 0.2 \text{ cfs}$ $Q_{10} = 0.3 \text{ cfs}$ $Q_{25} = 0.4 \text{ cfs}$

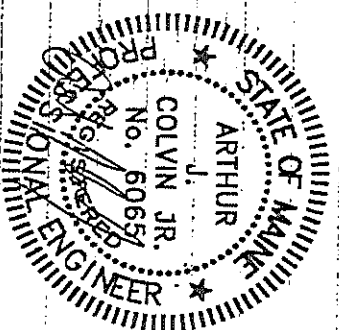
PRE-2

Area = 54,950 sq ft, 1.26 ac

 $\Delta H = 6'$ $L = 390'$ $S = 1.5\%$ $T_c = 23 \text{ min.}$ $i_{1/2} = 1.5 \text{ "/hr.}$ $i_{10} = 2.5 \text{ "/hr.}$ $i_{25} = 2.8 \text{ "/hr.}$ $C = 0.3$ $Q_2 = 0.6 \text{ cfs}$ $Q_{10} = 1.0 \text{ cfs}$ $Q_{25} = 1.1 \text{ cfs}$

PRE-3

Area = 80,705 sq ft, 0.18 ac

 $\Delta H = 3.2'$ $L = 80'$ $S = 4\%$ $T_c = 10 \text{ min.}$ $i_{1/2} = 2.4 \text{ "/hr.}$ $i_{10} = 3.7 \text{ "/hr.}$ $i_{25} = 4.2 \text{ "/hr.}$ $C = 0.3$ $Q_2 = 0.1 \text{ cfs}$ $Q_{10} = 0.2 \text{ cfs}$ $Q_{25} = 0.2 \text{ cfs}$ 

POST - 1

Area = 39,300 sf, 0.9 ac

$\Delta H = 3.7$

$L = 380$

$S = 1.0\%$

$T_c = 24 \text{ min.}$

$L_2 = 1.5 \text{ "/hr}$

$L_{10} = 2.4 \text{ "/hr}$

$L_{25} = 2.8 \text{ "/hr}$

$C = (70.50 \text{ s} \times 0.98) + (32,250 \times 0.3)$

$\text{---} / 39,300 \text{ sf}$

$= 0.42$

$Q_2 = 0.6 \text{ cfs} \quad Q_{10} = 0.9 \text{ cfs} \quad Q_{25} = 1.1 \text{ cfs}$

POST - 2

Area = 30,840 sf, 0.9 ac

$\Delta H = 1.3 \text{ (Paved)}$

$L = 173 \text{ (Paved)}$

$S = 0.8\% \text{ (Paved)}$

$T_c = 6 \text{ min. (Paved)}$

$\Delta H = 0.7 \text{ (Grass)}$

$L = 130 \text{ (Grass)}$

$S = 0.5\% \text{ (Grass)}$

$T_c = 19 \text{ min. (Grass)}$

Total $T_c = 25 \text{ min.}$

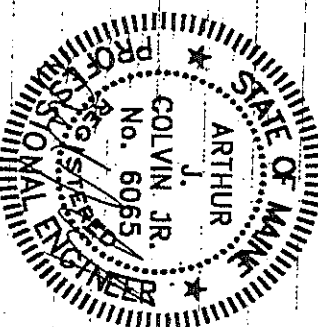
$L_2 = 4.5 \text{ "/hr} \quad L_{10} = 2.3 \text{ "/hr} \quad L_{25} = 2.7 \text{ "/hr}$

$C = (27,640 \text{ s} \times 0.98) + (11,200 \text{ s} \times 0.3)$

$\text{---} / 38,840$

$= 0.78$

$Q_2 = 1.1 \text{ cfs} \quad Q_{10} = 1.6 \text{ cfs} \quad Q_{25} = 1.9 \text{ cfs}$



BUILDING PERMIT REPORT

DATE: 6/11/17 ADDRESS: Sanford Rd. (262-B-037)

REASON FOR PERMIT: new construction

BUILDING OWNER: Peter Holms

CONTRACTOR: S412

PERMIT APPLICANT: Peter Holms

USE GROUP S-2 BOCA 1996 CONSTRUCTION TYPE 3A

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 *8 *10 *11 *18 *20 *24 *25 *26 *27 *29 *30 *31 *32 *33 *34 *35

- *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)
- 3. Precast concrete 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. Guards & 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 42", 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". Handroom in habitable space is a minimum of 7'6".
- 9. 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.
- 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8")
- 11. 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 not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
- 12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

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

I. D. Number

Peter Holmes
Agent
401 Warren Ave, Portland, ME 04103
Applicant's Mailing Address

878-2121
Consultant/Agent

Rand Rd, Sunrise Industrial Park
Address of Proposed Site

11/20/97
Application Date
Warehouse
Project Name/Description

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 33,000 sq. ft. 1.5 acres

Proposed Building square Feet or # of Units

Acres of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic-Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan

\$300.00 Subdivision

Engineer Review

Date: 11/20/97

Fire Approval Status:

Reviewer Lt. Mc Dougal

Approved Approved w/Conditions
see attached

Denied

Approval Date 11/20/97

Approval Expiration

Extension to

Additional Sheets
Attached

Condition Compliance Lt. Mc Dougal
signature

11/20/97
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

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issued

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

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

Rand Rd

CITY OF PORTLAND, MAINE
PLANNING BOARD

John Carroll, Chair
Jaimy Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagg
Deborah Krichals
Erin Rodriguez
Mark Malone

April 21, 1998

Peter Holmes
Harbour Auto Body
401 Warren Avenue
Portland ME 04103

RE: Rand Road - Sunrise Business Park

Dear Mr. Holmes:

On April 14, 1998, the Portland Planning Board voted unanimously (7-0) to approve the site plan for the Sunrise Business Park. The approval was granted for the project with the following conditions:

- i. That prior to issuance of a building permit, the applicant submit for staff review additional stormwater analysis information and details as contained in the memo from Jim Wendel dated April 6, 1998.
- ii. That prior to issuance of a building permit, the applicant submit written permission from the Portland Water District to build within the PWD easement and/or to change the easement.
- iii. That prior to issuance of a building permit, the applicant submit permission from the Portland Terminal RR Company or other legal authority to outlet stormwater onto their property.

Furthermore, the Planning Board voted (5-2) to grant the waiver for curb and sidewalks along the property frontage for two years. However, the applicant is required to place an additional \$2,500 in a performance guarantee for the construction of a bituminous sidewalk along the property frontage only. This sidewalk will be constructed by the applicant within two years of Planning Board approval.

The approval is based on the submitted site plan and the findings related to site plan review standards, as contained in Planning Report #12-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

19980017
I. D. Number

3/4/98

Application Date
Rand Rd/Warehouses
Project Name/Description

Applicant
401 Warren Ave, Portland, ME 04103
Applicant's Mailing Address
Port City/Mark Singleman
Consultant/Agent
761-9000
761-2010
Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site
262-B-037+
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

Applicant must provide access to two sides of the building

**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.

NOTE** 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 (include Portion of Building):		<i>Board Bld</i>	
Total Square Footage of Proposed Structure	<i>17,800</i>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Chart# <i>262</i> Block# <i>B-</i> Lot# <i>037</i>	Owner:	<i>Peter Holmes</i>
Owner's Address:	<i>122 Birchwood Lane Scarborough Me 05102</i>		Telephone#:
		Lessee/Buyer's Name (If Applicable)	<i>N.A.</i>
Proposed Project Description: (Please be as specific as possible)	<i>2 Building 212 x 50 Sides 180 x 50 Sides</i>		Cost Of Work: Fee
			<i>\$500,000</i> \$
Contractor's Name, Address & Telephone	<i>Same</i>		Rec'd By
Current Use:	<i>Vacant Land</i>	Proposed Use:	<i>Office Warehouse</i>

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.

• 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
- 4) Building Plans

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.

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:	Date:
<i>[Signature]</i>	<i>6/5/98</i>

Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Call Peter for Me 878-2121